

UTILITY NOTE:
THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES. UNDERGROUND UTILITIES SHOWN ARE BASED ON LOCATIONS PROVIDED BY TEXAS 811, PER TICKET NO. 2363856448 AND TICKET NO. 2363856465.

- GENERAL NOTES:
- 1) MINERAL INTERESTS WERE NOT INVESTIGATED AS A PART OF THIS SURVEY.
 - 2) THIS SURVEY DOES NOT DETERMINE THE LOCATION OF WETLANDS, FAULT LINES, OR OTHER ENVIRONMENTAL ISSUES SHOULD THEY EXIST.
 - 3) ALL MAJOR EARTHWORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ARE SHOWN ON THIS PLAT, SHOULD THEY EXIST AT THE TIME OF SURVEY.
 - 4) NO TREES REQUIRED BY THE CITY WERE LOCATED ON THIS SURVEY.
 - 5) NO PARKING SPACES WERE OBSERVED AT THE TIME OF SURVEY.

BEARING BASIS:
ALL BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), NAD83 (2011). ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.0000886/0.99991115.

ALL COORDINATES GIVEN ARE SURFACE VALUES, UNLESS OTHERWISE NOTED.

OBSERVATIONS WERE COLLECTED USING ALTERA VRS NETWORK.

FLOODPLAIN NOTE:
THE PROPERTY SHOWN HEREON IS WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS RECORDED IN TRAVIS COUNTY "FIRM" MAP NO. 48453C0270J, DATED AUGUST 18, 2014.

SITE ADDRESS:
2500 EAST PARMER LANE, AUSTIN, TX 78754

SCHEDULE B ITEMS

TITLE REPORT NOTE:

ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NO. NEF-3880-2023, EFFECTIVE DATE APRIL 19, 2023, ISSUED DATE MAY 1, 2023, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER EASEMENT RESEARCH WAS PERFORMED BY LJA SURVEYING, INC.

RESTRICTIVE COVENANTS:

THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW: VOLUME 2012, PAGE 138 OF THE MAP AND PLAT RECORDS, TRAVIS COUNTY, TEXAS; VOLUME 12666, PAGE 978 AND VOLUME 12925, PAGE 1640 OF THE REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; DOCUMENT NO(S), 2005086538 AND 200711686 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

EASEMENTS AND RIGHTS-OF-WAY:

- | | | |
|--------------------------|------|---|
| DOES AFFECT AS BLANKET | 10f. | ALL, LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT, THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED. |
| DOES AFFECT SHOWN HEREON | 10g. | PIPELINE EASEMENT GRANTED TO ENSERCH CORPORATION AS SET OUT IN INSTRUMENT RECORDED IN VOLUME 12902, PAGE 2192 OF THE REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS AND AS REFLECTED ON THE MAP OR PLAT RECORDED IN VOLUME 2012, PAGE 138 OF THE MAP AND PLAT RECORDS, TRAVIS COUNTY, TEXAS. |
| DOES AFFECT AS BLANKET | 10h. | INTEREST IN AND TO OIL, GAS AND OTHER MINERALS AND/OR ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS RELATING THERETO AS SET FORTH IN DOCUMENT RECORDED IN VOLUME 8146, PAGE 412 OF THE DEED RECORDS, TRAVIS COUNTY, TEXAS, NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OF HOLDER OF SUCH INTEREST(S). |
| DOES AFFECT AS BLANKET | 10i. | TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN PIONEER CROSSING PHASING AGREEMENT AND RESTRICTIVE COVENANT DATED JUNE 7, 2007, AS SET OUT IN INSTRUMENT RECORDED UNDER DOCUMENT NO. 200711686 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. |
| DOES NOT AFFECT | 10j. | ELECTRIC AND TELEPHONE LINE EASEMENT GRANTED TO THE CITY OF AUSTIN RECORDED IN VOLUME 3429, PAGE 640 OF THE DEED RECORDS, TRAVIS COUNTY, TEXAS. |
| DOES AFFECT SHOWN HEREON | 10k. | 10' ELECTRIC & TELECOMMUNICATION EASEMENT AS REFLECTED ON THE MAP OR PLAT RECORDED IN VOLUME 2012, PAGE 138 OF THE MAP AND PLAT RECORDS, TRAVIS COUNTY, TEXAS. |
| DOES AFFECT SHOWN HEREON | 10l. | 15' WATERLINE EASEMENT AS REFLECTED ON THE MAP OR PLAT RECORDED IN VOLUME 2012, PAGE 138 OF THE MAP AND PLAT RECORDS, TRAVIS COUNTY, TEXAS. |
| DOES AFFECT SHOWN HEREON | 10m. | 20' AERIAL ELECTRIC EASEMENT AS REFLECTED ON THE MAP OR PLAT RECORDED IN VOLUME 2012, PAGE 138 OF THE MAP AND PLAT RECORDS, TRAVIS COUNTY, TEXAS. |
| DOES AFFECT SHOWN HEREON | 10n. | 25' WATERLINE EASEMENT AS REFLECTED ON THE MAP OR PLAT RECORDED IN VOLUME 2012, PAGE 138 OF THE MAP AND PLAT RECORDS, TRAVIS COUNTY, TEXAS. |

ALTA/NSPS LAND TITLE SURVEY

UNLESS OTHERWISE AGREED TO IN WRITING BY BOTH PARTIES, CERTIFICATION OF ALL SURVEY DOCUMENTS SHALL BE AS FOLLOWS:

TO: AIR PRODUCTS AND CHEMICALS, INC., ITS SUCCESSORS AND ASSIGNS; AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 8, 13, AND 14 AS DESCRIBED IN TABLE A THEREOF.

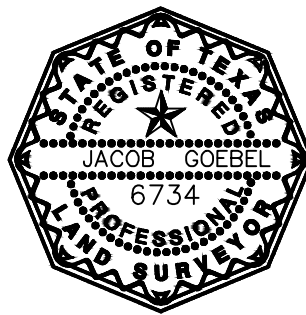
THE FIELD WORK WAS COMPLETED IN MAY, 2023.

DATED THIS 1 DAY OF JUNE, 2023.

NO CHANGES OR ADDITIONS TO THIS CERTIFICATION WILL BE ALLOWED WITHOUT THE EXPRESS WRITTEN CONSENT AND AGREEMENT BY THE SURVEYOR PRIOR TO CONTRACT EXECUTION.

Jacob Goebel

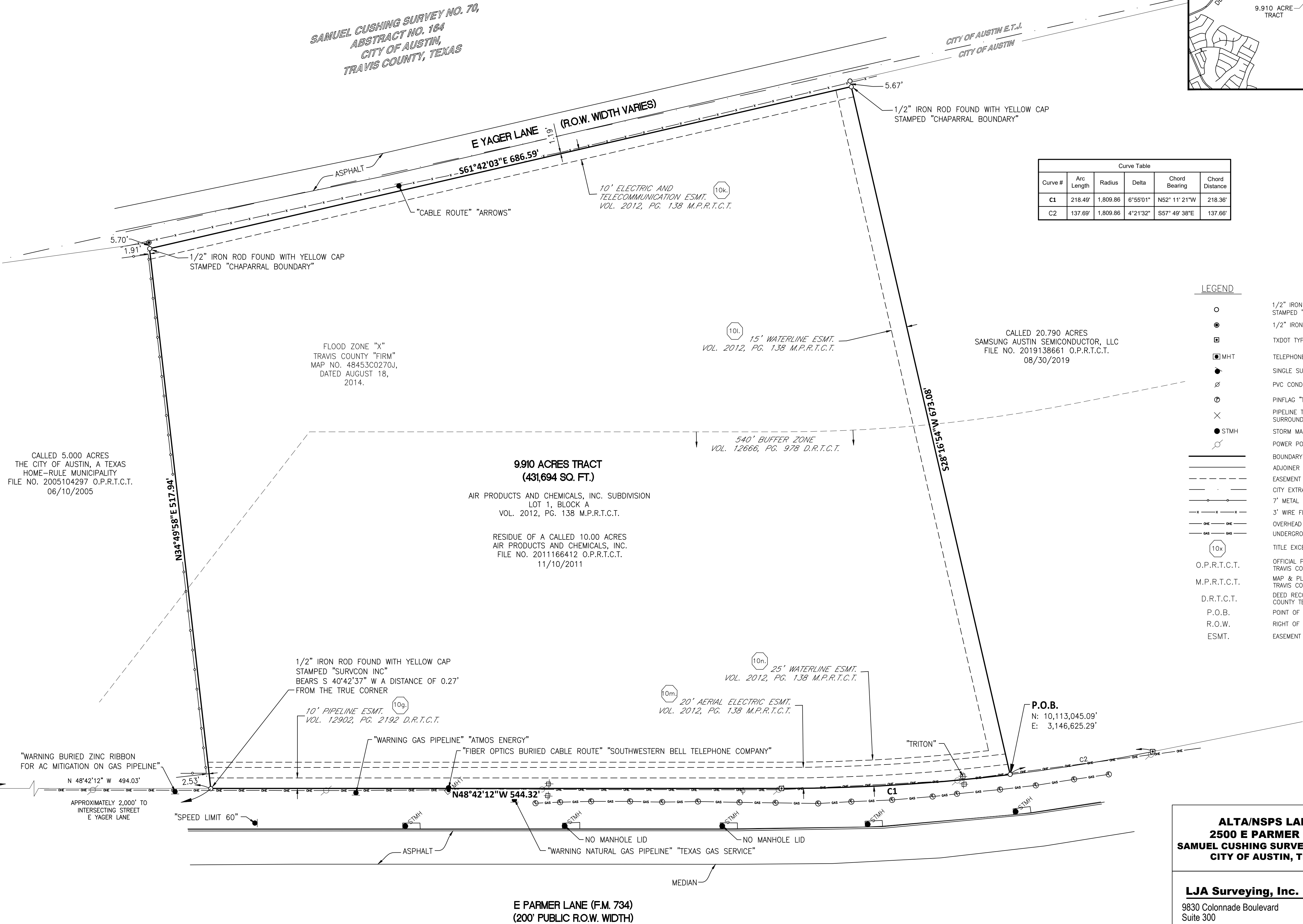
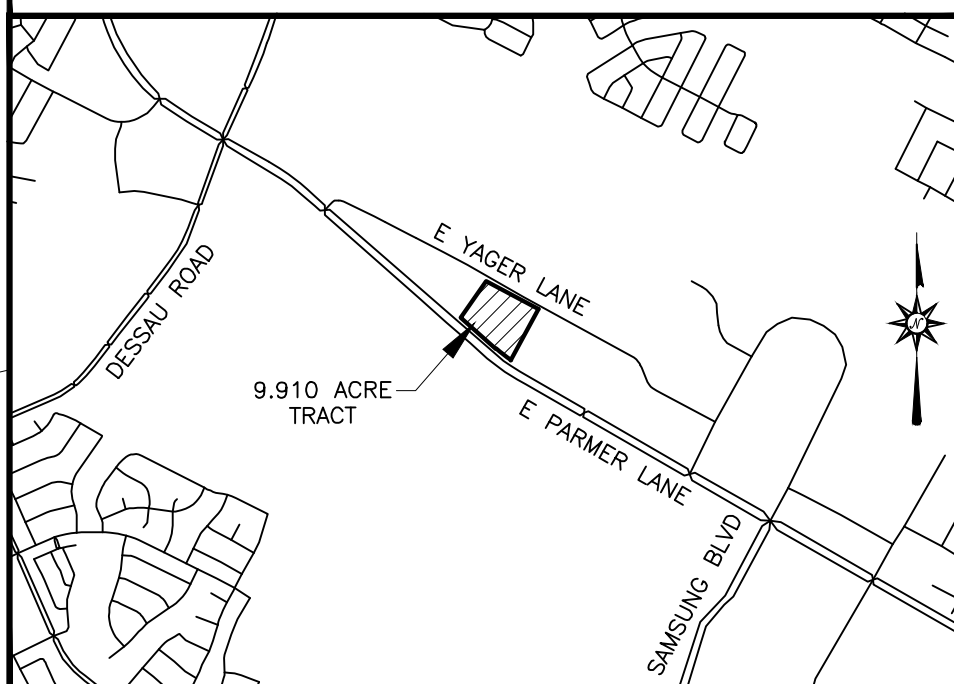
JACOB GOEBEL,
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6734



SAMUEL CUSHING SURVEY NO. 70,
ABSTRACT NO. 164
CITY OF AUSTIN,
TRAVIS COUNTY, TEXAS

0 25 50 75 100
SCALE: 1" = 50'
GRAPHIC SCALE IN FEET

VICINITY MAP (NOT TO SCALE)



| Curve Table | | | | | |
|-------------|------------|----------|----------|---------------|----------------|
| Curve # | Arc Length | Radius | Delta | Chord Bearing | Chord Distance |
| C1 | 218.49' | 1,809.86 | 6°55'01" | N52°11'21"W | 218.36' |
| C2 | 137.69' | 1,809.86 | 4°21'32" | S57°49'38"E | 137.66' |

LEGEND

- 1/2" IRON ROD FOUND WITH YELLOW CAP STAMPED "SURVCON INC" (UNLESS NOTED)
- 1/2" IRON ROD FOUND
- TXDOT TYPE II MONUMENT FOUND
- TELEPHONE MANHOLE
- SINGLE SUPPORT SIGN
- PVC CONDUIT
- PINFLAG "TEXAS GAS SERVICE"
- PIPELINE TEST STATION "TRITON" WITH SURROUNDING METAL FENCE
- STORM MANHOLE
- POWER POLE
- BOUNDARY LINE
- ADJONER LINE
- EASEMENT LINE
- CITY EXTRA-TERRITORIAL JURISDICTION LINE
- 7' METAL FENCE WITH BARBWARE
- 3' WIRE FENCE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND GAS LINE
- TITLE EXCEPTION
- OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS
- MAP & PLAT RECORDS TRAVIS COUNTY TEXAS
- DEED RECORDS TRAVIS COUNTY TEXAS
- P.O.B.
- R.O.W.
- ESMT.

ALTA/NSPS LAND TITLE SURVEY
2500 E PARMER LANE: 9.910 ACRES
SAMUEL CUSHING SURVEY NO. 70, ABSTRACT NO. 164
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

LJA Surveying, Inc.

9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
T.B.P.L.S. Firm No. 10194382

| DRWN BY: | CHKD BY: | SCALE | DATE | PROJ. NO. | SHEET |
|-----------------------|----------|------------------------------|----------|--------------------|--------|
| BC | JG | 1"=50' | 06/01/23 | S001-A641-0401.423 | 1 OF 1 |
| DATE OF LAST REVISION | | DESCRIPTION OF LAST REVISION | | | |
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