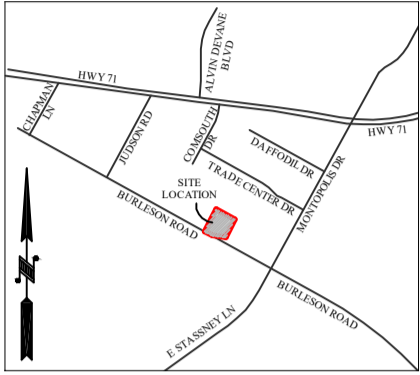


DISTRIBUTOR OPERATIONS
1.91 ACRES
(DOC. 2017088347)
OPR/CT

LOT 6, BLOCK B
SECOND AMENDED PLAT OF LOTS 3-7, BLOCK B,
COMMERCE CENTER SOUTH
SECTION TWO
(DOC. 201500054)
OPR/CT
MCA COMMERCE CENTER OWNER LP

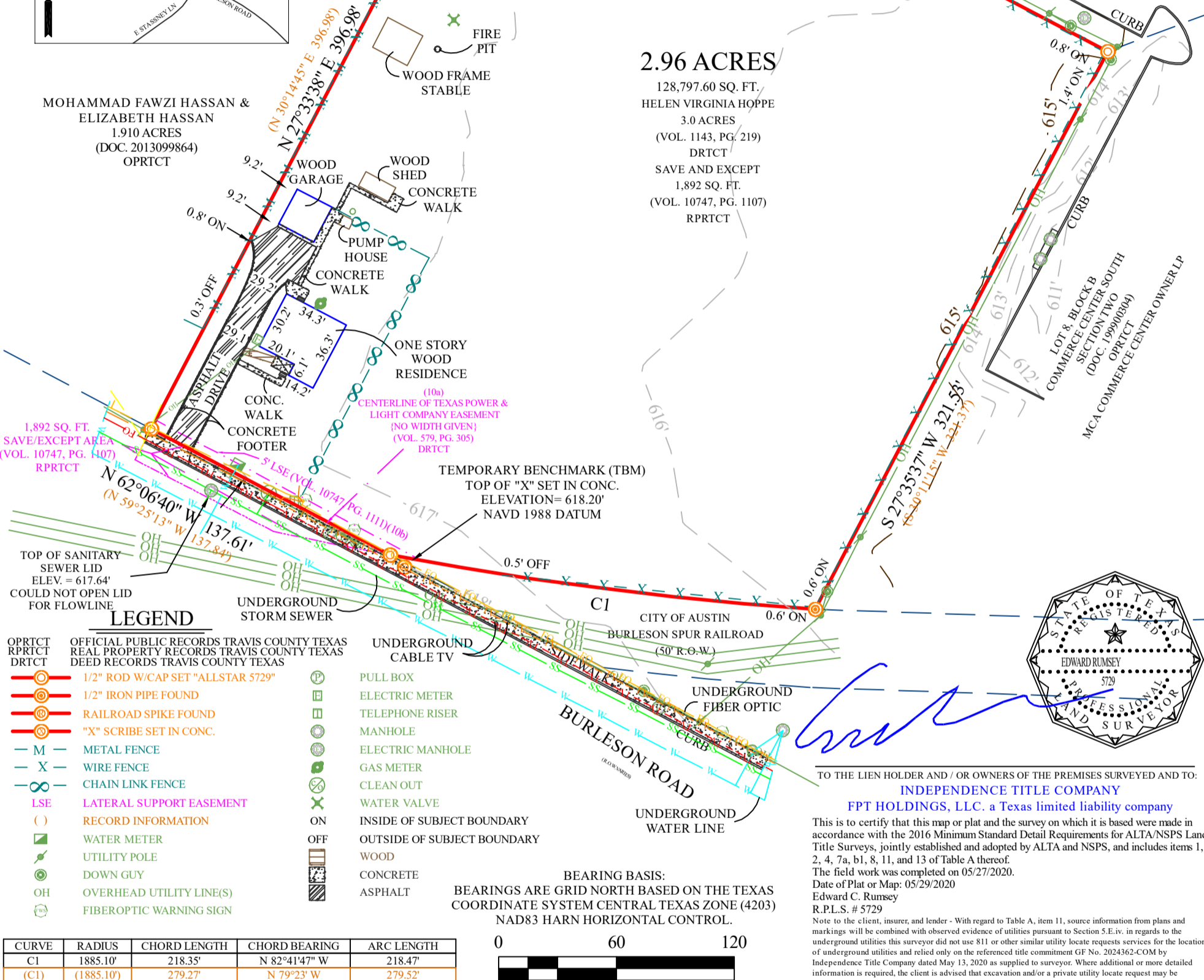
LOT 7, BLOCK B
SECOND AMENDED PLAT OF LOTS 3-7, BLOCK B,
COMMERCE CENTER SOUTH
SECTION TWO
(DOC. 201500054)
OPR/CT
MCA COMMERCE CENTER OWNER LP

VICINITY MAP



MOHAMMAD FAWZI HASSAN &
ELIZABETH HASSAN
1.910 ACRES
(DOC. 2013099864)
OPR/CT

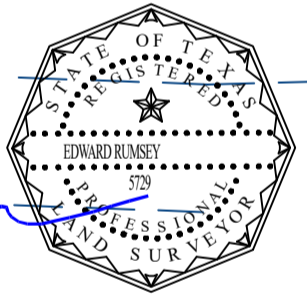
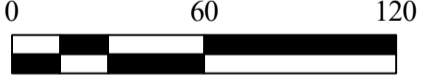
2.96 ACRES
128,797.60 SQ. FT.
HELEN VIRGINIA HOPPE
3.0 ACRES
(VOL. 1143, PG. 219)
DRT/CT
SAVE AND EXCEPT
1,892 SQ. FT.
(VOL. 10747, PG. 1107)
RPRT/CT



LEGEND

- OPR/CT OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS
- RPRT/CT REAL PROPERTY RECORDS TRAVIS COUNTY TEXAS
- DRT/CT DEED RECORDS TRAVIS COUNTY TEXAS
- 1/2" ROD W/CAP SET "ALLSTAR 5729"
- 1/2" IRON PIPE FOUND
- RAILROAD SPIKE FOUND
- "X" SCRIBE SET IN CONC.
- M METAL FENCE
- X WIRE FENCE
- CHAIN LINK FENCE
- LSE LATERAL SUPPORT EASEMENT
- () RECORD INFORMATION
- WATER METER
- UTILITY POLE
- DOWN GUY
- OH OVERHEAD UTILITY LINE(S)
- FIBEROPTIC WARNING SIGN
- PULL BOX
- ELECTRIC METER
- TELEPHONE RISER
- MANHOLE
- ELECTRIC MANHOLE
- GAS METER
- CLEAN OUT
- WATER VALVE
- INSIDE OF SUBJECT BOUNDARY
- OUTSIDE OF SUBJECT BOUNDARY
- WOOD
- CONCRETE
- ASPHALT

CURVE	RADIUS	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	1885.10'	218.35'	N 82°41'47" W	218.47'
(C1)	(1885.10')	279.27'	N 79°23' W	279.52'



TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:
INDEPENDENCE TITLE COMPANY
FPT HOLDINGS, LLC, a Texas limited liability company
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 4, 7a, b1, 8, 11, and 13 of Table A thereof. The field work was completed on 05/27/2020. Date of Plat or Map: 05/29/2020
Edward C. Rumsey
R.P.L.S. # 5729
Note to the client, insurer, and lender - With regard to Table A, item 11, source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.iv. in regards to the underground utilities this surveyor did not use 811 or other similar utility locate request services for the location of underground utilities and relied only on the referenced title commitment GF No. 2024362-COM by Independence Title Company dated May 13, 2020 as supplied to surveyor. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

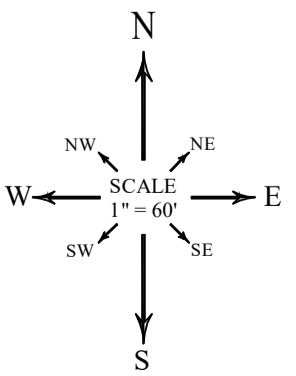
RESTRICTIONS

(10-a) SUBJECT TO TEXAS POWER AND LIGHT COMPANY EASEMENT RECORDED IN VOL. 579, PG. 305. (SHOWN)
(10-b) SUBJECT TO EASEMENT RECORDED IN VOL. 10747, PG. 1111. (SHOWN)
(10-c) SUBJECT TO A BLANKET TYPE EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION RECORDED IN DOC. NO. 2015108105.

LEGAL DESCRIPTION

BEING 2.96 ACRES OF LAND, OUT OF THE SANTIAGO DEL VALLE GRANT ABSTRACT NUMBER 24, TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN HELEN VIRGINIA HOPPE 3.0 ACRE TRACT RECORDED IN VOLUME 1143, PAGE 219, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN 1,892 SQUARE FOOT TRACT IN STREET DEED RECORDED IN VOLUME 10747, PAGE 1107, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, SAID 2.96 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF.

F.I.R.M. MAP INFORMATION		ADDRESS	
THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48453C0605K PANEL: 0605K DATED: 01/22/2020 THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.		5908 BURLESON ROAD AUSITN, TRAVIS COUNTY, TEXAS	
SURVEY DATE:	MAY 27, 2020	FILED BY:	JONATHAN MOHR
TITLE CO.:	INDEPENDENCE TITLE COMPANY	CALC. BY:	CHRS ZOTTER
G.F. NO.:	2024362-COM	DRAWN BY:	DAVID BAK
JOB NO.:	A0506220	UPDATE BY:	DAVID BAK
		RPLS CHECK:	EDWARD RUMSEY



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Land Surveying
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AUSTIN, TEXAS 78729
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TBPLS FIRM NO. 10135000