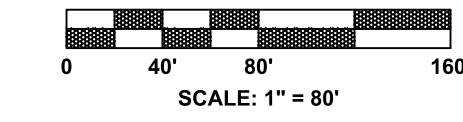


PFLUGERVILLE INDUSTRIAL PARK LOT 2 REPLAT



BENCHMARK NOTE:

BM-1 Iron Rod Fnd. in concrete with cap at the southeast corner of the Final Plat of the Villages of Hidden Lakes, Phase 4C as recorded in Doc. No. 200600338 O.P.R.T.C.T. N: 10,137,321.850 E: 3,169,895.707 ELEVATION=629.32' (NAVD83) est. 10/15/2017 ELEVATION=629.08' (Unknown Datum 2006)

BM-2 IRF with cap at the northeast corner of the Final Plat of the Villages of Hidden Lakes, Phase 4C as recorded in Doc. No. 200600338 O.P.R.T.C.T. N: 10,137,872.010 E: 3,170,179.195 ELEVATION=630.94' (NAVD83) est. 10/15/2017 ELEVATION=631.05' (Unknown Datum 2006)

LAND USE SUMMARY:

TOTAL NO. OF LOTS: 2
 TOTAL NO. OF BLOCKS: 0
 LOT 2A: 1.9395 ACRES (L)
 LOT 2 (REMAINDER) 9.9985 ACRES (L)
 TOTAL PLAT AC. 11.9381 ACRES

OWNER/SUBDIVIDER:

ANTHONY D. DOBIAS
 JACK L. PAYNE
 18710 WEISS LANE
 PFLUGERVILLE, TEXAS 78660-5308

ENGINEER:

NICHOLAS SANDLIN, P.E.
 2401 DOUBLE CREEK DR.
 ROUND ROCK, TEXAS 78664

SURVEYOR:

L. A. THOMPSON, R.P.L.S.
 101 EAST MOUNTAIN RD.
 WIMBERLEY, TEXAS 78676-9507

GENERAL NOTES

Easements of record by a Commitment of No. 1740036-KFO for Title Insurance by Title Resources Guaranty Company, with an effective date of 09/28/2017 and an issue date of 10/05/2017 will be referenced below:

Schedule B, Item 10.f, Vol. 551, Pg. 431, D.R.T.C. to benefit Texas Power & Light, dated 10/01/1936 for rural distribution of electrical power is now relocated to the 10-ft. P.U.E. dedicated per plat of Pflugerville Industrial Park as recorded in Doc. No. 200800320.

Schedule B, Item 10.g, Vol. 2136, Pg. 189, D.R.T.C. to benefit Texas Power & Light, dated 04/06/1959 for rural distribution of electrical power is now relocated to the 10-ft. P.U.E. dedicated per plat of Pflugerville Industrial Park as recorded in Doc. No. 200800320.

Schedule B, Item 10.h, Vol. 2932, Pg. 508, D.R.T.C. to benefit Lone Star Gas Company, dated 10/08/1964 for installation of a gas pipeline is a Blanket Easement an unlocatable.

Schedule B, Item 10.i, Vol. 3942, Pg. 1691, D.R.T.C. to benefit Texas Power & Light, dated 05/28/1970 for rural distribution of electrical power does not affect the subject tract.

Schedule B, Item 10.j, Vol. 4823, Pg. 1875, D.R.T.C. to benefit Marville Water Supply Company, dated 06/15/1973 for 15 ft. easement for water pipeline, no description furnished.

Schedule B, Item 10.k, Doc. No. 2003158696, O.P.R.T.C.T. to benefit Southwestern Bell Telephone Company, LLC, dated 07/09/2003 for rural distribution of telephone service is now relocated to the 10-ft. P.U.E. dedicated per plat of Pflugerville Industrial Park as recorded in Doc. No. 200800320.

Schedule B, Item 10.l, Doc. No. 2006042112, O.P.R.T.C.T. to benefit The City of Pflugerville, Texas by annexing the subject property and 816-06-02-14, dated 02/14/2006 making the subject tract subject to said ordinance.

LEGAL DESCRIPTION

LOT 2A, OUT OF THE FIRST REPLAT OF LOT 2 PFLUGERVILLE INDUSTRIAL PARK

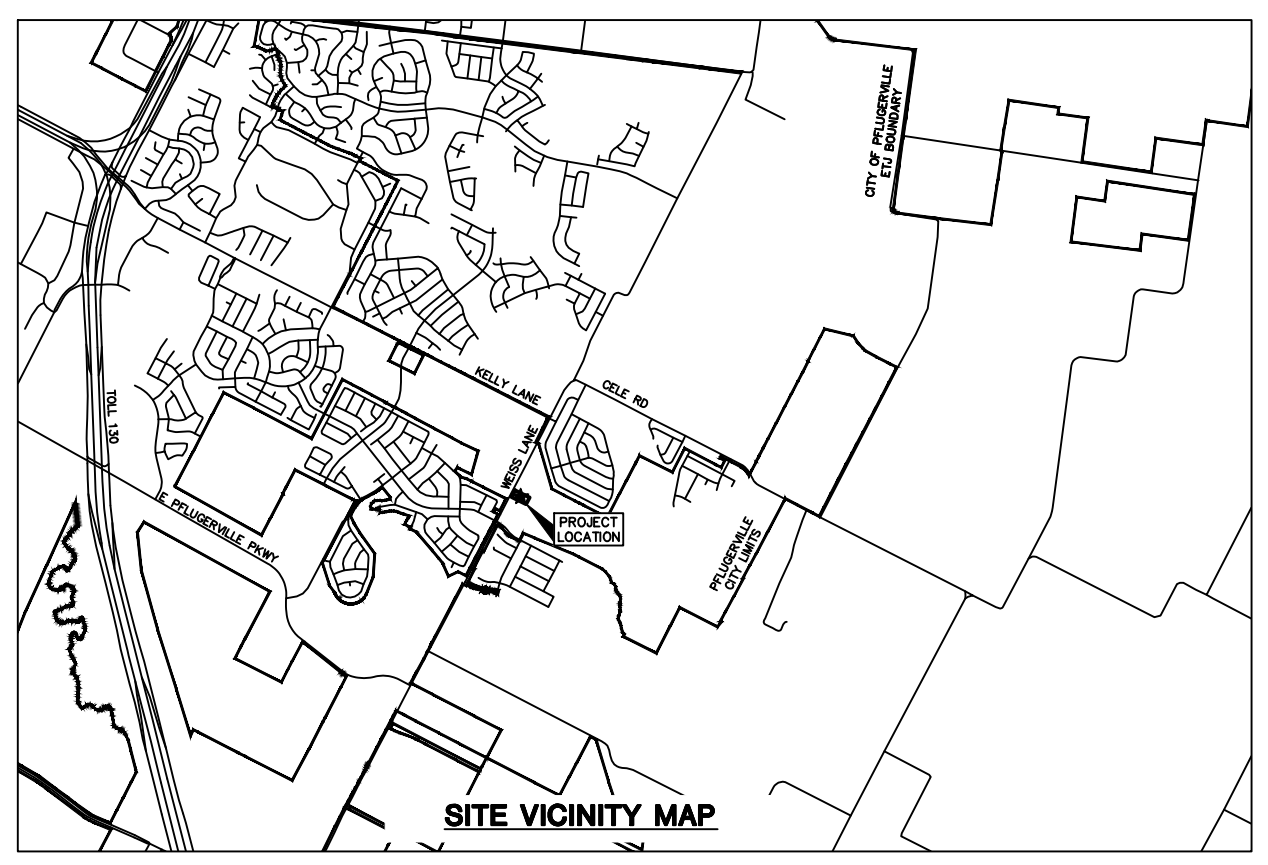
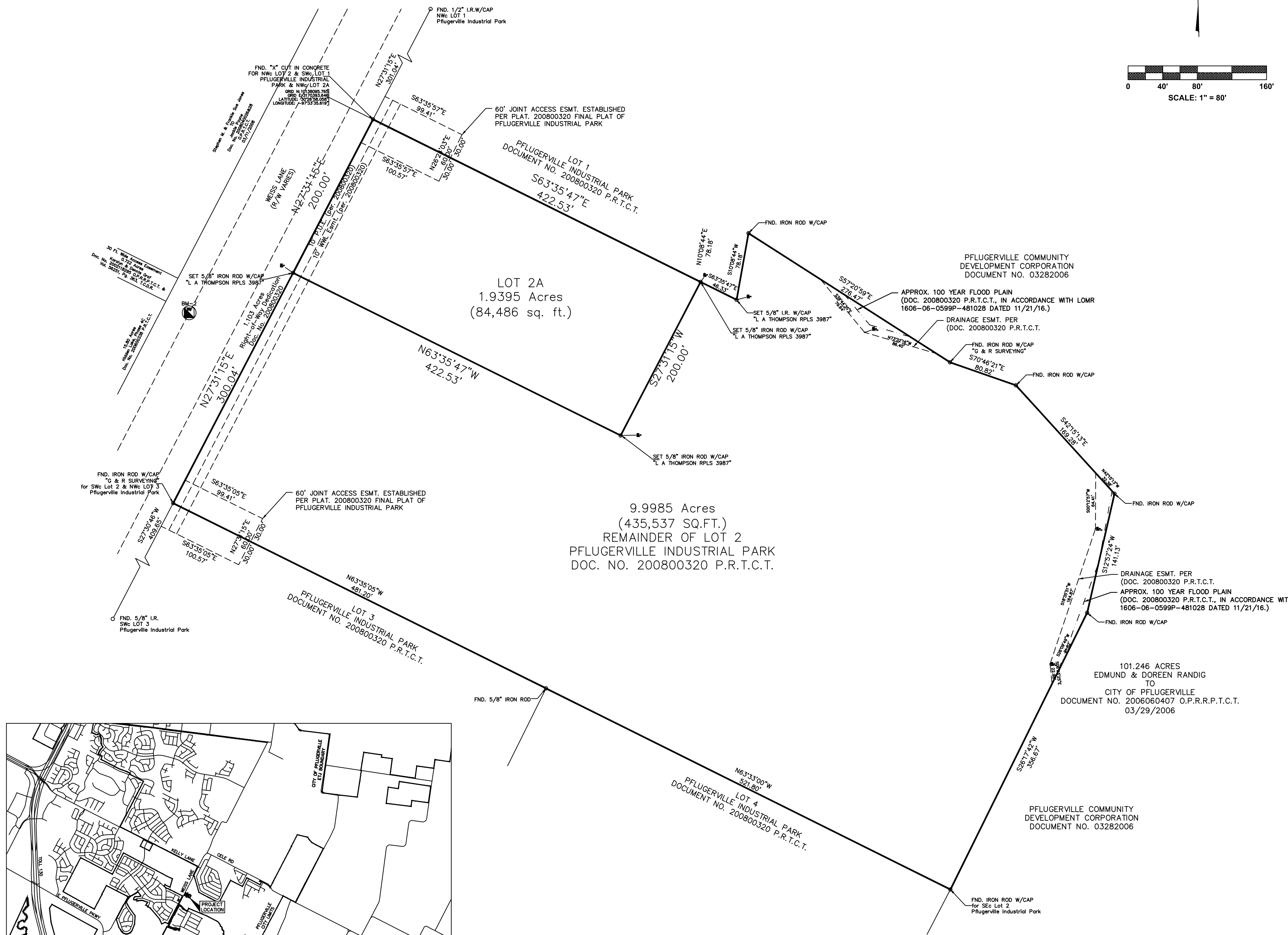
LEGEND

- EASEMENT
- FLOOD ZONE

DATE OF PLAT 10/15/17

Binkley & Barfield, Inc.
 consulting engineers
 Texas Registration Number F-257
 2401 DOUBLE CREEK DR. #200, ROUND ROCK, TX 78664 www.binkleybarfield.com

FINAL PLAT	SHEET 1 OF 2
------------	--------------



SITE VICINITY MAP