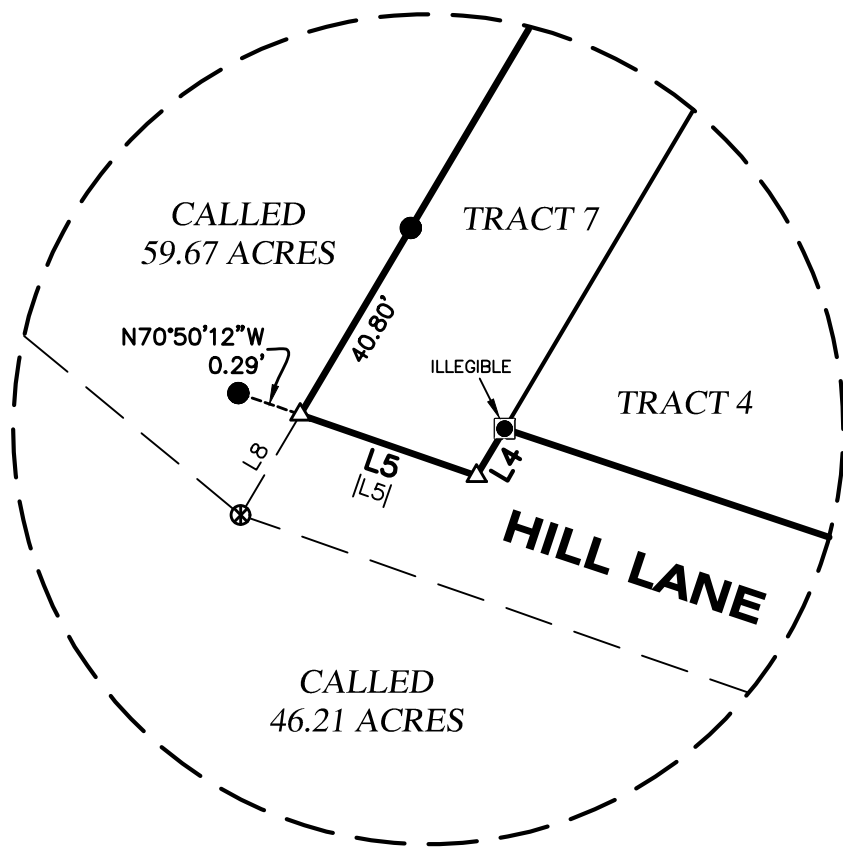


LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N69°53'28"W	140.85'
L2	N69°53'28"W	305.29'
L3	N71°31'33"W	223.76'
L4	S30°37'43"W	0.62'
L5	N70°50'12"W	30.61'
L6	S62°25'10"E	138.64'
L7	S62°00'35"E	29.70'
L8	S30°38'40"W	30.43'

LINE TABLE (RECORD)		
LINE #	DIRECTION	LENGTH
(L1)	N68°36'00"W	140.85'
(L2)	N68°36'00"W	305.22'
(L3)	N68°48'08"W	223.83'
(L4)	N68°05'44"W	30.61'
(L5)	S60°55'00"E	138.68'
(L6)	S59°18'52"E	30.03'



CALLLED 247.500 ACRES
("TRACT 1")
SARVI, L.L.C.
DOC. NO. 2004197709
O.P.R.T.C.T.
T.C.A.D. PARCEL #247967

SUMNER BACON
SURVEY NO. 62
ABSTRACT NO. 63

CALLLED 81.726 ACRES
YAJAT, LLC
DOC. NO. 2005143055
O.P.R.T.C.T.
T.C.A.D. PARCEL #247968

10 (P) & 10 (Q)
PIPELINE AND APPURTENANCES EASEMENT
VOL. 11074, PG. 559
VOL. 11074, PG. 569
DOC. NO. 201042154
DOC. NO. 201147986

OVERALL
146,9437 ACRE(S)
6,400,869 SQUARE FEET

MATCHLINE A

CALLLED 25.08 ACRES
MANOR DOWNS
VOL. 10884, PG. 862
R.P.R.T.C.T.
T.C.A.D. PARCEL #236762

P.O.B.
OVERALL (146,9437 ACRES)
& TRACT 1 (10,656 ACRES)
GRID N: 10,104,164.08
GRID E: 3,167,049.78
GRID E: 3,167,049.78

GREGG MANOR RD.
(PUBLIC R.O.W., WIDTH VARIES)
±4,200'

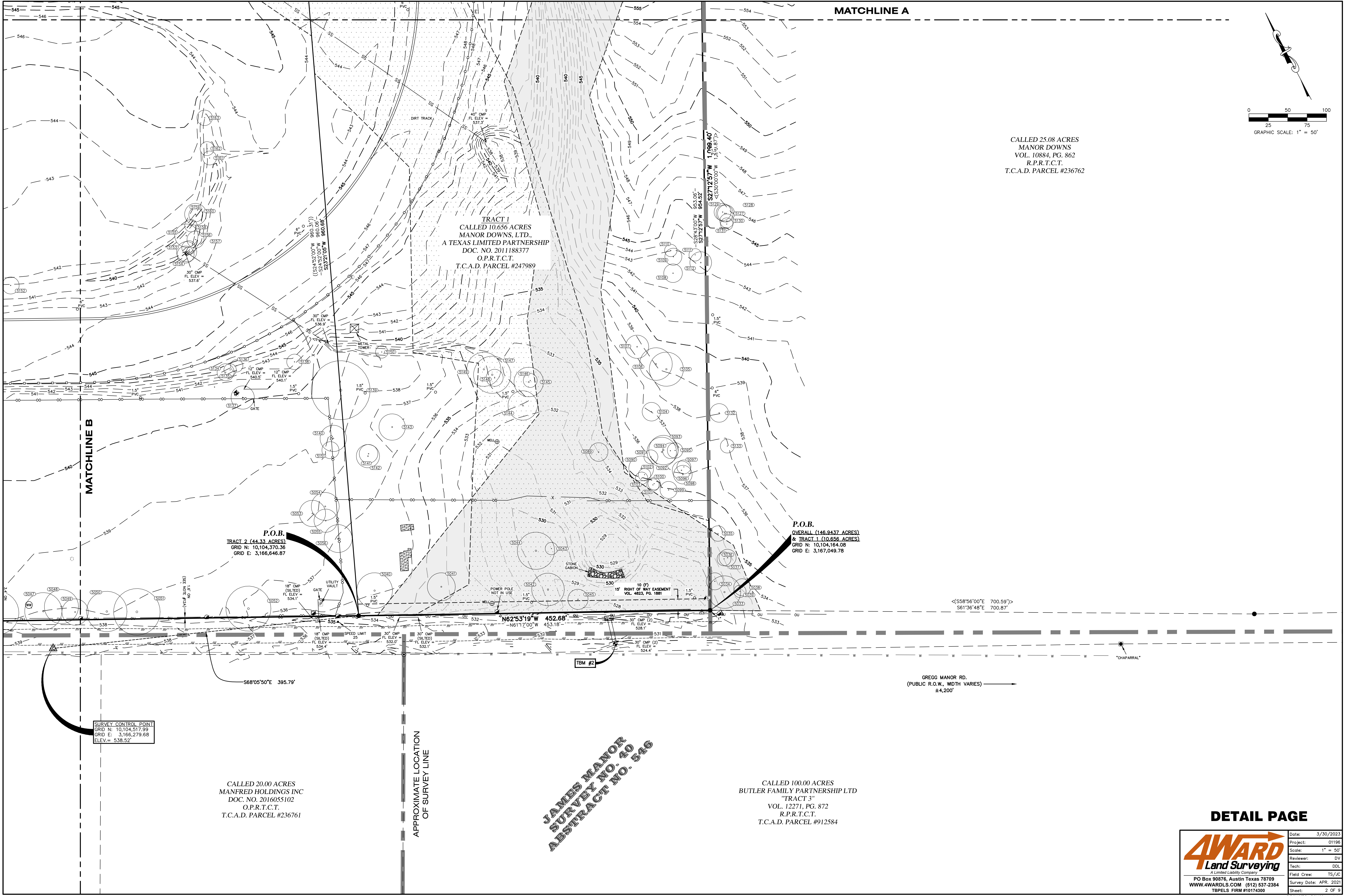
ALTA/NSPS
LAND TITLE,
TOPOGRAPHIC &
TREE SURVEY
OF MANOR DOWNS
City of Manor, Travis
County, Texas



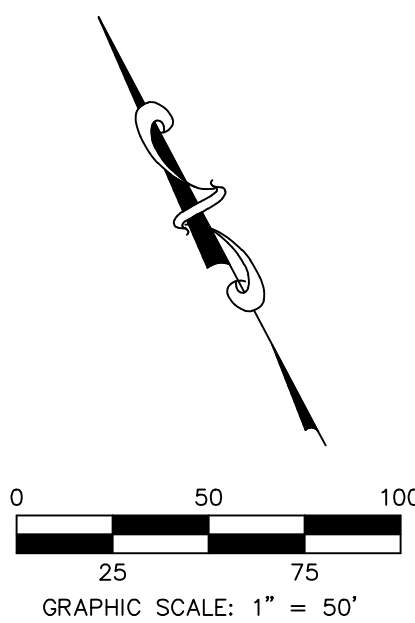
Date: 3/30/2023
Project: 01196
Scale: 1" = 150'
Reviewer: DV
Tech: DDL
Field Crew: TS/JC
Survey Date: APR. 2021
Sheet: 1 OF 9

PO Box 90876, Austin Texas 78709
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TBPELS FIRM #01174300

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MATCHLINE A



CALLLED 25.08 ACRES
MANOR DOWNS
VOL. 10884, PG. 862
R.P.R.T.C.T.
T.C.A.D. PARCEL #236762

TRACT 1
CALLLED 10.656 ACRES
MANOR DOWNS, LTD.
A TEXAS LIMITED PARTNERSHIP
DOC. NO. 2011188377
O.P.R.T.C.T.
T.C.A.D. PARCEL #247989

P.O.B.
TRACT 2 (44.33 ACRES)
GRID N: 10,104,370.36
GRID E: 3,166,646.87

P.O.B.
OVERALL (146.9437 ACRES)
& TRACT 1 (10.656 ACRES)
GRID N: 10,104,164.08
GRID E: 3,167,049.78

SURVEY CONTROL POINT
GRID N: 10,104,517.99
GRID E: 3,166,279.68
ELEV = 538.52'

CALLLED 20.00 ACRES
MANFRED HOLDINGS INC
DOC. NO. 2016055102
O.P.R.T.C.T.
T.C.A.D. PARCEL #236761

APPROXIMATE LOCATION
OF SURVEY LINE

JAMES MANOR
SURVEY NO. 40
ABSTRACT NO. 546

CALLLED 100.00 ACRES
BUTLER FAMILY PARTNERSHIP LTD
"TRACT 3"
VOL. 12271, PG. 872
R.P.R.T.C.T.
T.C.A.D. PARCEL #912584

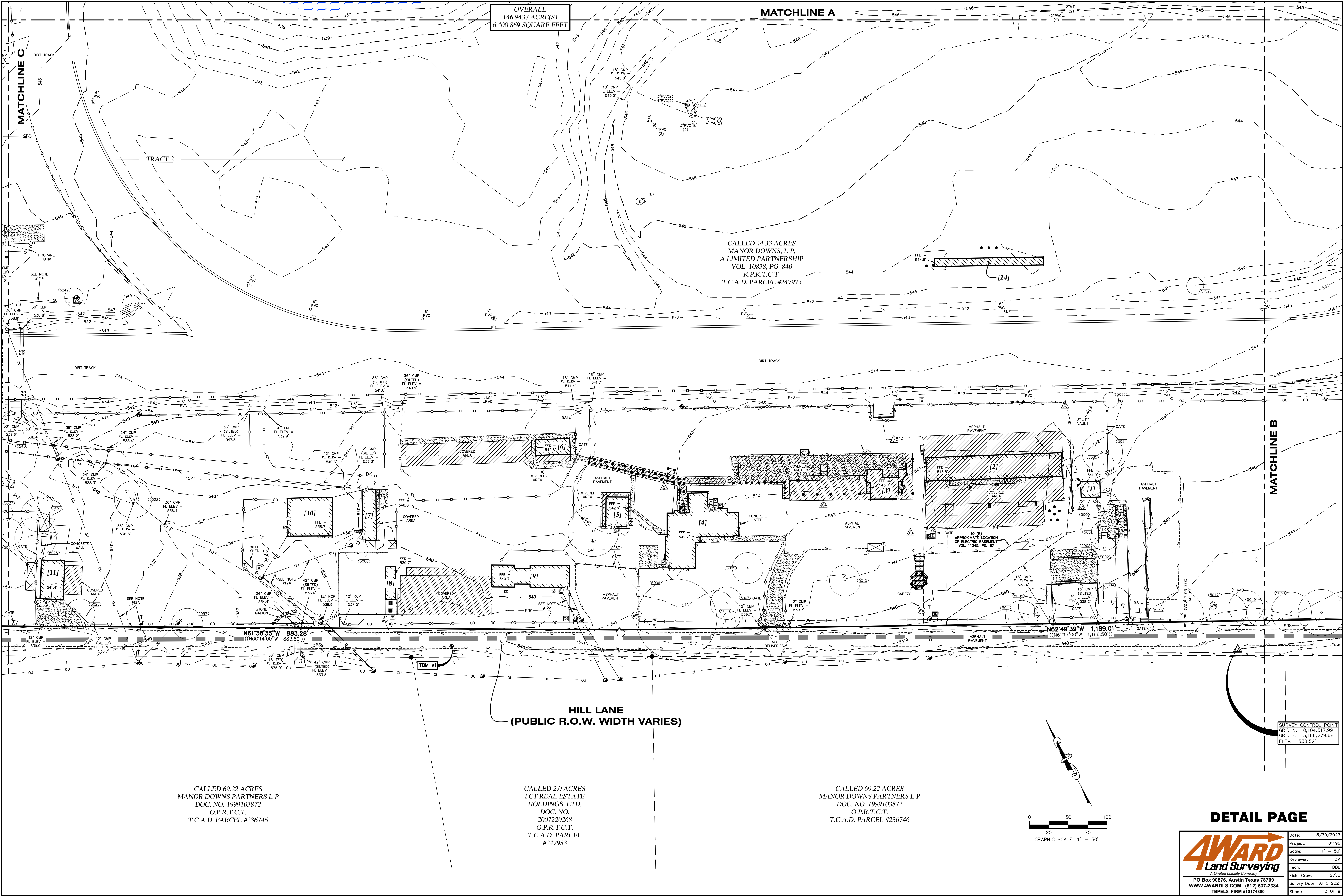
GREGG MANOR RD.
(PUBLIC R.O.W., WIDTH VARIES)
±4,200'

DETAIL PAGE



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TPELS FIRM #10174300

Date:	3/30/2023
Project:	01196
Scale:	1" = 50'
Reviewer:	DV
Tech:	DDL
Field Crew:	TS/JC
Survey Date:	APR. 2021
Sheet:	2 OF 9



OVERALL
146.9437 ACRE(S)
6,400,869 SQUARE FEET

MATCHLINE A

CALLED 44.33 ACRES
MANOR DOWNS, L.P.
A LIMITED PARTNERSHIP
VOL. 10838, PG. 840
R.P.R.T.C.T.
T.C.A.D. PARCEL #247973

MATCHLINE B

HILL LANE
(PUBLIC R.O.W. WIDTH VARIES)

CALLED 69.22 ACRES
MANOR DOWNS PARTNERS L.P.
DOC. NO. 1999103872
O.P.R.T.C.T.
T.C.A.D. PARCEL #236746

CALLED 2.0 ACRES
FCT REAL ESTATE
HOLDINGS, LTD.
DOC. NO.
2007220268
O.P.R.T.C.T.
T.C.A.D. PARCEL
#247983

CALLED 69.22 ACRES
MANOR DOWNS PARTNERS L.P.
DOC. NO. 1999103872
O.P.R.T.C.T.
T.C.A.D. PARCEL #236746

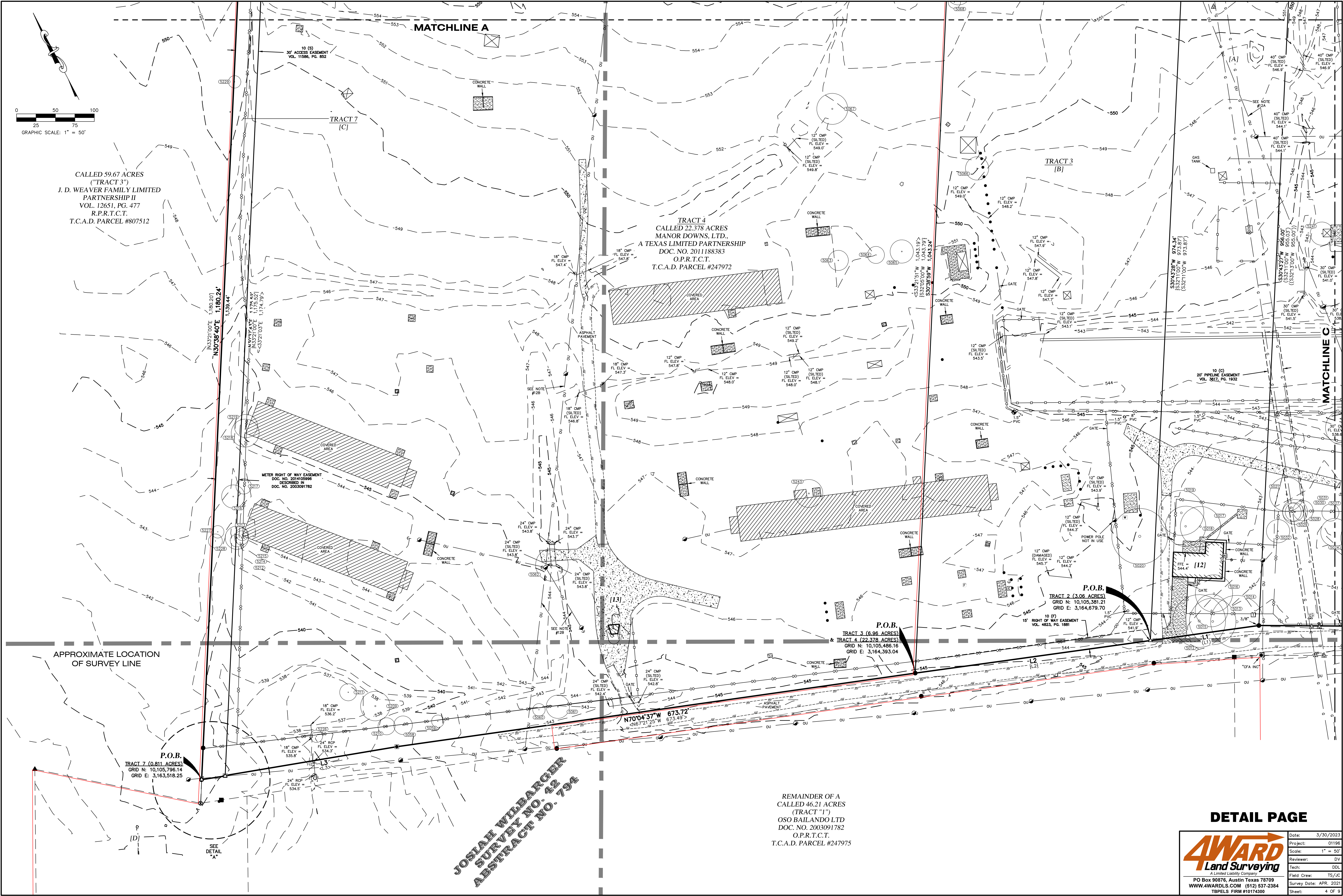
SURVEY CONTROL POINT
GRID N: 10,104,517.99
GRID E: 3,166,279.68
ELEV = 538.52'

DETAIL PAGE

4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TPELS FIRM #10174300

Date:	3/30/2023
Project:	01196
Scale:	1" = 50'
Reviewer:	DV
Tech:	DDL
Field Crew:	TS/JC
Survey Date:	APR. 2021
Sheet:	3 OF 9

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CALLLED 59.67 ACRES
("TRACT 3")
J. D. WEAVER FAMILY LIMITED
PARTNERSHIP II
VOL. 12651, PG. 477
R.P.R.T.C.T.
T.C.A.D. PARCEL #807512

TRACT 4
CALLLED 22.378 ACRES
MANOR DOWNS, LTD.,
A TEXAS LIMITED PARTNERSHIP
DOC. NO. 2011188383
O.P.R.T.C.T.
T.C.A.D. PARCEL #247972

TRACT 3
[B]

TRACT 7
[C]

P.O.B.
TRACT 2 (3.06 ACRES)
GRID N: 10,105,381.21
GRID E: 3,164,879.70

P.O.B.
TRACT 3 (6.96 ACRES)
& TRACT 4 (22.378 ACRES)
GRID N: 10,105,486.16
GRID E: 3,164,383.04

P.O.B.
TRACT 7 (0.811 ACRES)
GRID N: 10,105,796.14
GRID E: 3,163,518.25

APPROXIMATE LOCATION
OF SURVEY LINE

JOSIAH WILBARGER
SURVEY NO. 42
ABSTRACT NO. 794

REMAINDER OF A
CALLLED 46.21 ACRES
(TRACT "I")
OSO BAILANDO LTD
DOC. NO. 2003091782
O.P.R.T.C.T.
T.C.A.D. PARCEL #247975

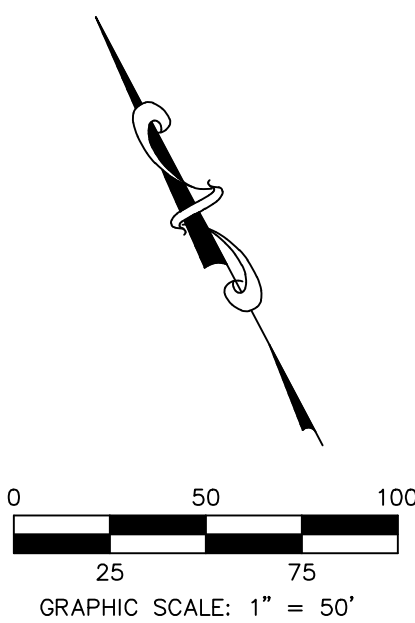
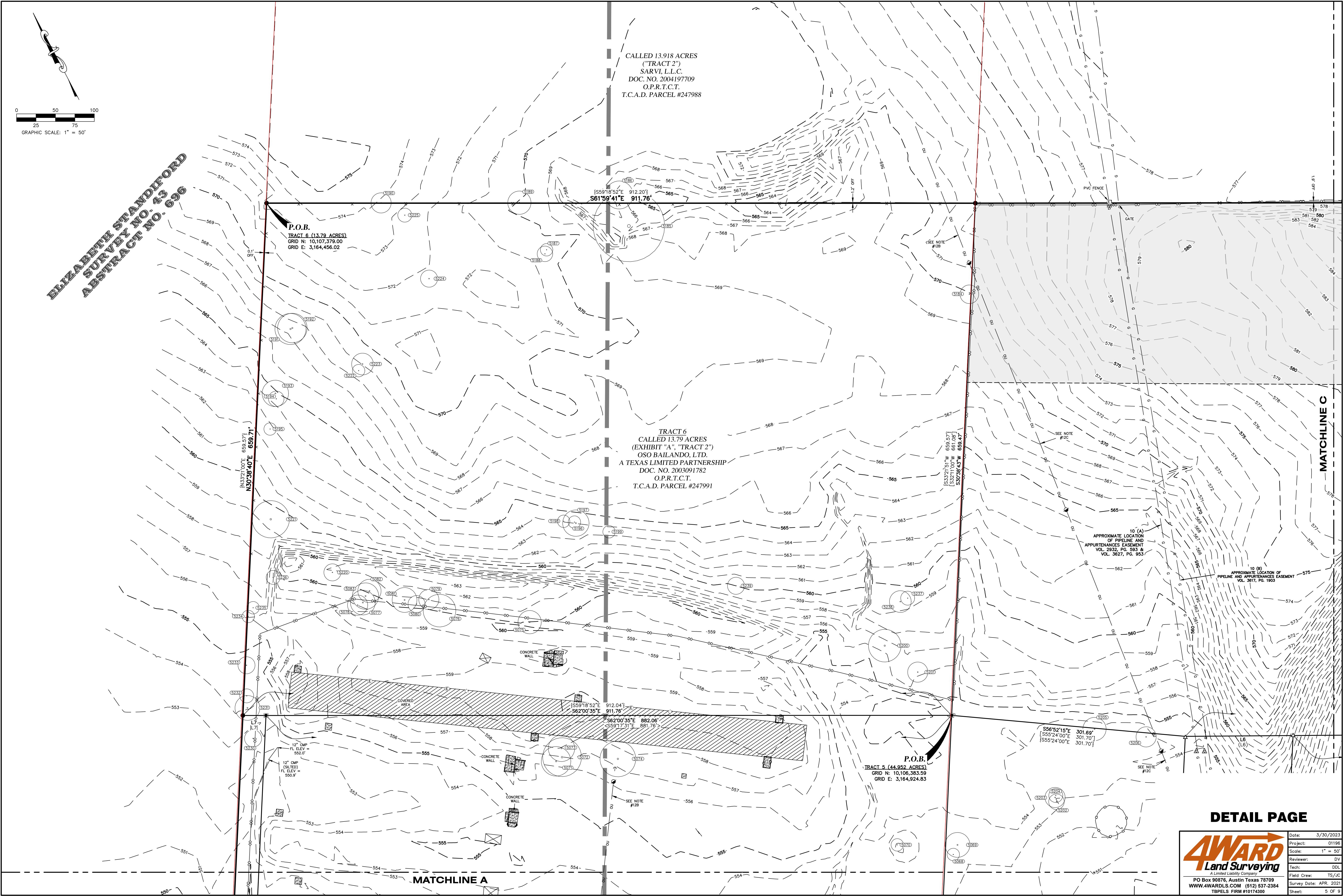
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Date:	3/30/2023
Project:	01196
Scale:	1" = 50'
Reviewer:	DV
Tech:	DDL
Field Crew:	TS/JC
Survey Date:	APR. 2021
Sheet:	4 OF 9

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TPELS FIRM #10174300

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**ELIZABETH STANDIFORD
SURVEY NO. 43
ABSTRACT NO. 696**

CALLED 13.918 ACRES
("TRACT 2")
SARVI, L.L.C.
DOC. NO. 2004197709
O.P.R.T.C.T.
T.C.A.D. PARCEL #247988

P.O.B.
TRACT 6 (13.79 ACRES)
GRID N: 10,107,379.00
GRID E: 3,164,456.02

TRACT 6
CALLED 13.79 ACRES
(EXHIBIT "A", "TRACT 2")
OSO BAILANDO, LTD.
A TEXAS LIMITED PARTNERSHIP
DOC. NO. 2003091782
O.P.R.T.C.T.
T.C.A.D. PARCEL #247991

P.O.B.
TRACT 5 (44.952 ACRES)
GRID N: 10,106,383.59
GRID E: 3,164,924.83

10 (A)
APPROXIMATE LOCATION
OF PIPELINE AND
APPURTENANCES EASEMENT
VOL. 2832, PG. 583 &
VOL. 3627, PG. 953

10 (B)
APPROXIMATE LOCATION OF
PIPELINE AND APPURTENANCES EASEMENT
VOL. 3617, PG. 1903

MATCHLINE A

MATCHLINE C

DETAIL PAGE

4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TPELS FIRM #10174300

Date:	3/30/2023
Project:	D1196
Scale:	1" = 50'
Reviewer:	DV
Tech:	DDL
Field Crew:	TS/JC
Survey Date:	APR. 2021
Sheet:	5 OF 9

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CALLED 247.500 ACRES
 ("TRACT 1")
 SARVI, L.L.C.
 DOC. NO. 2004197709
 O.P.R.T.C.T.
 T.C.A.D. PARCEL #247967

10 (W)
DRAINAGE EASEMENT
DOC. NO. 2004163233
(SOLID HATCH)

<<S60°30'44"E	2,865.87'>>
[S60°34'13"E	2,866.12']
S62°04'16"E	2,865.75'

TRACT 5
CALLED 44.952 ACRES
MANOR DOWNS, L.P.,
A TEXAS LIMITED PARTNERSHIP
DOC. NO. 1999098769
O.P.R.T.C.T.
T.C.A.D. PARCEL #477389

10 (U)
DRAINAGE EASEMENT
DOC. NO. 2000100887
(DOT HATCH)

[S60°57'00"E 2,088.20']
[S62°25'10"E 2,087.54']

S62°25'10"E 1,948.90'
((S60°57'00"E 1,949.50'))

OVERALL
146.9437 ACRE(S)
6,400,869 SQUARE FEET

MATCHLINE A

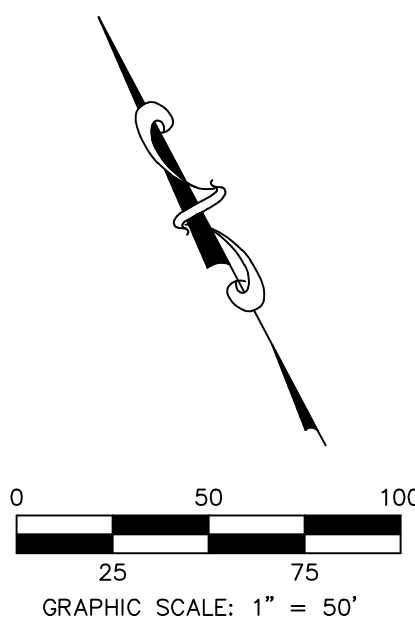
DETAIL PAGE



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	3/30/2023
Project:	01196
Scale:	1" = 50'
Reviewer:	DV
Tech:	DDL
Field Crew:	TS/JC
Survey Date:	APR. 2021
Sheet:	6 OF 9

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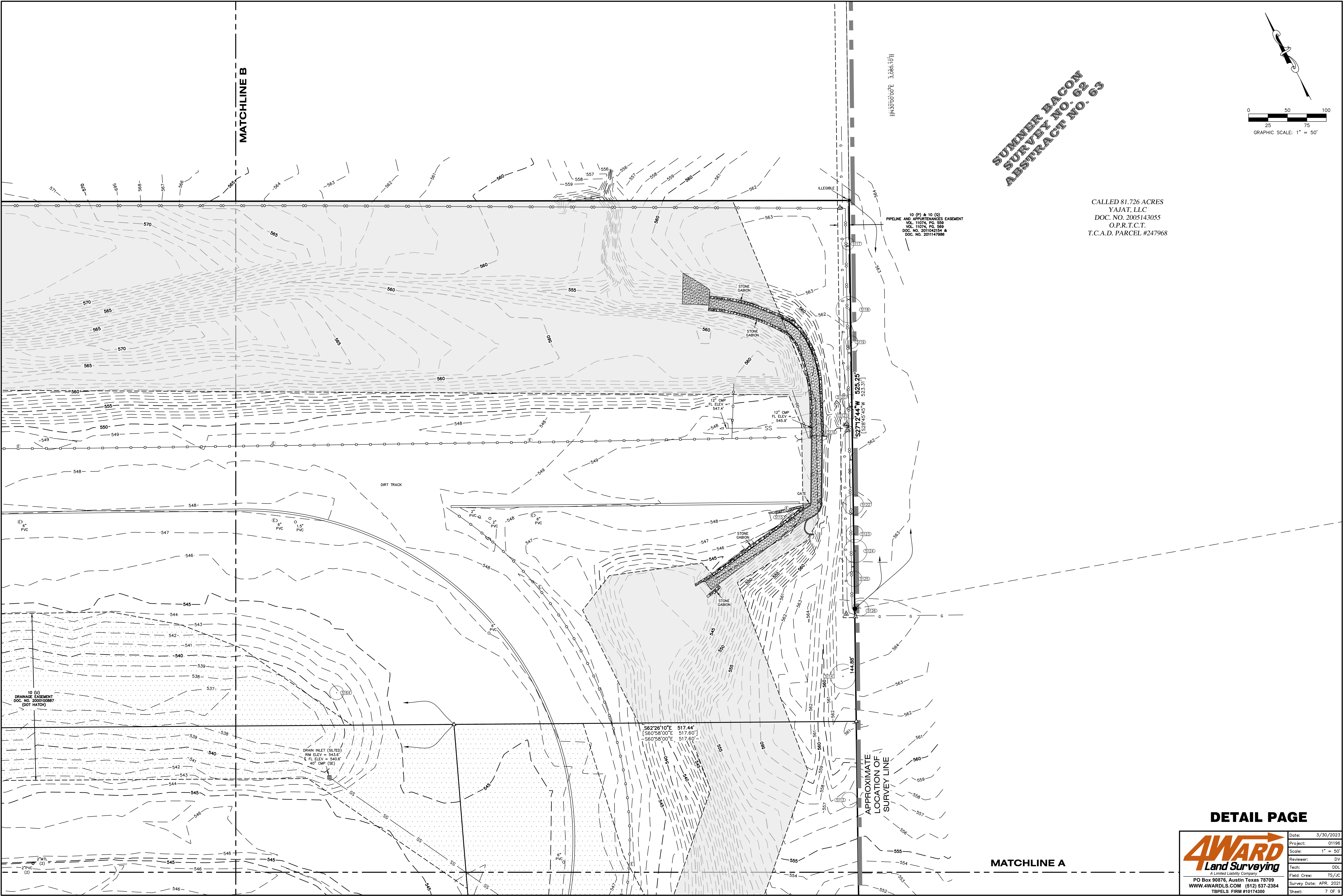


**SUMNER BACON
SURVEY NO. 62
ABSTRACT NO. 63**

CALLED 81.726 ACRES
YAJAT, LLC
DOC. NO. 2005143055
O.P.R.T.C.T.
T.C.A.D. PARCEL #247968

MATCHLINE B

MATCHLINE A



DETAIL PAGE

4WARD Land Surveying <small>A Limited Liability Company</small> PO Box 90876, Austin Texas 78709 WWW.4WARDLS.COM (512) 537-2384 TPELS FIRM #10174300	Date: 3/30/2023
	Project: D1196
	Scale: 1" = 50'
	Reviewer: DV
	Tech: DDL
Field Crew: TS/JC	
Survey Date: APR. 2021	
Sheet: 7 OF 9	

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TITLE COMMITMENT NOTES:

COMMITMENT FOR TITLE INSURANCE PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY
G.F. NO.: 202100876
EFFECTIVE DATE: JULY 22, 2021
ISSUED: AUGUST 3, 2021

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDING TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. []

1) THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:
DELETED

10) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

A. PIPELINE AND APPURTENANCES EASEMENT GRANTED TO LONE STAR GAS COMPANY BY INSTRUMENT DATED OCTOBER 5, 1964, RECORDED IN VOLUME 2932, PAGE 593 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 2 AND 5) [SUBJECT TO - APPROXIMATE LOCATION SHOWN ON SURVEY]

B. PIPELINE AND APPURTENANCES EASEMENT GRANTED TO LONE STAR GAS COMPANY, BY INSTRUMENT DATED JANUARY 14, 1969, RECORDED IN VOLUME 3617, PAGE 1903 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 2 AND 5) [SUBJECT TO - APPROXIMATE LOCATION SHOWN ON SURVEY]

C. PIPELINE AND APPURTENANCES EASEMENT GRANTED TO LONE STAR GAS COMPANY, BY INSTRUMENT DATED JANUARY 16, 1969, RECORDED IN VOLUME 3617, PAGE 1932 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2) [SUBJECT TO - APPROXIMATE LOCATION SHOWN ON SURVEY]

D. PIPELINE AND APPURTENANCES EASEMENT GRANTED TO LONE STAR GAS COMPANY, BY INSTRUMENT DATED JANUARY 14, 1969, RECORDED IN VOLUME 3627, PAGE 953 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 2 AND 5) [SUBJECT TO - BLANKET TYPE]

E. PIPELINE EASEMENT GRANTED TO MANVILLE WATER SUPPLY CORPORATION, BY INSTRUMENT DATED OCTOBER 27, 1971, RECORDED IN VOLUME 4822, PAGE 1761 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2) [SUBJECT TO - NO METES AND BOUNDS DESCRIPTION GIVEN, BLANKET TYPE, NOT TO EXCEED 15 FEET IN WIDTH]

F. PIPELINE EASEMENT GRANTED TO MANVILLE WATER SUPPLY CORPORATION, BY INSTRUMENT DATED MAY 12, 1972, RECORDED IN VOLUME 4823, PAGE 1881 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 1 AND 3) [SUBJECT TO - SHOWN ON SURVEY]

G. PIPELINE EASEMENT GRANTED TO MANVILLE WATER SUPPLY CORPORATION, BY INSTRUMENT DATED OCTOBER 25, 1971, RECORDED IN VOLUME 4823, PAGE 1936 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2) [SUBJECT TO - NO METES AND BOUNDS DESCRIPTION GIVEN, BLANKET TYPE, NOT TO EXCEED 15 FEET IN WIDTH]

H. PIPELINE EASEMENT GRANTED TO MANVILLE WATER SUPPLY CORPORATION, BY INSTRUMENT DATED OCTOBER 25, 1971, RECORDED IN VOLUME 4956, PAGE 1928 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 4, 6 AND 7) [SUBJECT TO - NO METES AND BOUNDS DESCRIPTION GIVEN, BLANKET TYPE, NOT TO EXCEED 15 FEET IN WIDTH]

I. EASEMENTS FOR WATER, GAS, ELECTRICITY, SEWAGE AND TELEPHONE, RESERVED IN DEED DATED AUGUST 5, 1974, RECORDED IN VOLUME 4993, PAGE 530 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 4, 6 AND 7) [SUBJECT TO - BLANKET TYPE]

J. RESERVATION OF INGRESS AND EGRESS EASEMENT RESERVED IN DEED DATED DECEMBER 22, 1971, RECORDED IN VOLUME 6029, PAGE 26 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 1) [SUBJECT TO - BLANKET TYPE]

K. ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM EASEMENT GRANTED TO BLUEBONNET ELECTRIC COOPERATIVE, INC., BY INSTRUMENT DATED JUNE 5, 1979, RECORDED IN VOLUME 8917, PAGE 853 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2) [SUBJECT TO - BLANKET TYPE]

L. ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM EASEMENT GRANTED TO BLUEBONNET ELECTRIC COOPERATIVE, INC., BY INSTRUMENT DATED JULY 16, 1979, RECORDED IN VOLUME 8917, PAGE 855 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2) [SUBJECT TO - BLANKET TYPE]

M. ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM EASEMENT GRANTED TO BLUEBONNET ELECTRIC COOPERATIVE, INC., BY INSTRUMENT DATED JULY 16, 1979, RECORDED IN VOLUME 8917, PAGE 857 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2) [SUBJECT TO - BLANKET TYPE]

N. ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM EASEMENT GRANTED TO BLUEBONNET ELECTRIC COOPERATIVE, INC., BY INSTRUMENT DATED JANUARY 25, 1979, RECORDED IN VOLUME 8917, PAGE 859 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2) [SUBJECT TO - BLANKET TYPE]

O. ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM EASEMENT GRANTED TO BLUEBONNET ELECTRIC COOPERATIVE, INC., BY INSTRUMENT DATED MAY 21, 1979, RECORDED IN VOLUME 8917, PAGE 861 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2) [SUBJECT TO - BLANKET TYPE]

P. PIPELINE AND APPURTENANCES EASEMENT GRANTED TO KOCH REFINING COMPANY BY INSTRUMENT DATED NOVEMBER 29, 1989, RECORDED IN VOLUME 11074, PAGE 559 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND AS ASSIGNED TO FLINT HILLS RESOURCES CORPUS CHRISTI, LLC BY INSTRUMENT RECORDED UNDER DOCUMENT NO(S). 2011042154 AND 2011147986 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 5) [SUBJECT TO - SHOWN ON SURVEY]

Q. PIPELINE AND APPURTENANCES EASEMENT GRANTED TO KOCH REFINING COMPANY BY INSTRUMENT DATED NOVEMBER 29, 1989, RECORDED IN VOLUME 11074, PAGE 569 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND AS ASSIGNED TO FLINT HILLS RESOURCES CORPUS CHRISTI, LLC BY INSTRUMENT RECORDED UNDER DOCUMENT NO(S). 2011042154 AND 2011147986 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 5) [SUBJECT TO - SHOWN ON SURVEY]

R. ELECTRIC DISTRIBUTION LINE OR SYSTEM EASEMENT GRANTED TO BLUEBONNET ELECTRIC COOPERATIVE, INC., BY INSTRUMENT DATED DECEMBER 21, 1990, RECORDED IN VOLUME 11345, PAGE 87 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2) [SUBJECT TO - SHOWN ON SURVEY]

S. ACCESS EASEMENT 30 FEET IN WIDTH, TOGETHER WITH ALL TERMS, PROVISIONS AND STIPULATION GRANTED TO F. WILLIAM CARR, JR. BY DEED DATED DECEMBER 8, 1991, RECORDED IN VOLUME 11586, PAGE 852 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 4 AND 7) [SUBJECT TO - SHOWN ON SURVEY]

T. ALL OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS RELATING THERETO, EXPRESS OR IMPLIED, RESERVED IN INSTRUMENT RECORDED UNDER DOCUMENT NO. 1990089769 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID MINERAL ESTATE NOT TRACED FURTHER HEREIN. (TRACT 5) [SUBJECT TO - BLANKET TYPE]

U. DRAINAGE EASEMENT GRANTED TO THE CITY OF AUSTIN BUY INSTRUMENT DATED JUNE 28, 2003, RECORDED UNDER 2004183233 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 1, 2 AND 5) [SUBJECT TO - SHOWN ON SURVEY]

V. ALL OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS RELATING THERETO, EXPRESS OR IMPLIED, RESERVED IN INSTRUMENT RECORDED UNDER DOCUMENT NO. 2003091782 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID MINERAL ESTATE NOT TRACED FURTHER HEREIN. (TRACT 6) [SUBJECT TO - BLANKET TYPE]

W. DRAINAGE EASEMENT GRANTED TO THE PUBLIC BY INSTRUMENT DATED AUGUST 24, 2004, RECORDED UNDER DOCUMENT NO. 2004183233 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 1 AND 5) [SUBJECT TO - SHOWN ON SURVEY]

X. METER RIGHT OF WAY EASEMENT GRANTED TO MANVILLE WATER SUPPLY CORPORATION, BY INSTRUMENT DATED JULY 3, 2014, RECORDED UNDER DOCUMENT NO. 2014105998 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 6) [SUBJECT TO - BLANKET TYPE]

LEGAL DESCRIPTION:

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 146.9437 ACRES, MORE OR LESS, SITUATED IN THE ROBERT G. SANDERS SURVEY NO. 51, ABSTRACT NO. 732, ELIZABETH STANDIFORD SURVEY NO. 43, ABSTRACT NO. 696, JOSIAH WLBARGER SURVEY NO. 42, ABSTRACT NO. 794, AND THE JAMES GILLELAND SURVEY NO. 41, ABSTRACT NO. 305, TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS SHOWN ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AND FURTHER DESCRIBED AS FOLLOWS:

TRACT 1: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.656 ACRES, MORE OR LESS, SITUATED IN THE ROBERT G. SANDERS SURVEY NO. 51, ABSTRACT 732, TRAVIS COUNTY, TEXAS.

TRACT 2: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 47.39 ACRES, MORE OR LESS, SITUATED IN THE ROBERT G. SANDERS SURVEY NO. 51, ABSTRACT 732, TRAVIS COUNTY, TEXAS, BEING COMPRISED OF A 44.33 ACRE TRACT CONVEYED TO MANOR DOWNS, L.P. RECORDED IN VOLUME 10838, PAGE 840 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND A 3.06 ACRE TRACT CONVEYED TO MANOR DOWNS, RECORDED IN VOLUME 10884, PAGE 835 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 3: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 6.96 ACRES, MORE OR LESS, SITUATED IN THE ROBERT G. SANDERS SURVEY NO. 51, ABSTRACT 732, AND THE JAMES GILLELAND SURVEY 41, ABSTRACT NO. 304, TRAVIS COUNTY, TEXAS.

TRACT 4: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 22.378 ACRES, MORE OR LESS, SITUATED IN THE ROBERT G. SANDERS SURVEY NO. 51, ABSTRACT 732, AND THE JAMES GILLELAND SURVEY 41, ABSTRACT NO. 304, TRAVIS COUNTY, TEXAS.

TRACT 5: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 44.952 ACRES, MORE OR LESS, SITUATED IN THE ROBERT G. SANDERS SURVEY NO. 51, ABSTRACT 732, TRAVIS COUNTY, TEXAS.

TRACT 6: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 13.79 ACRES, MORE OR LESS, SITUATED IN THE ROBERT G. SANDERS SURVEY NO. 51, ABSTRACT 732, TRAVIS COUNTY, TEXAS.

TRACT 7: EASEMENT ESTATE CREATED BY THAT CERTAIN DEED DATED, DECEMBER 8, 1991, RECORDED IN VOLUME 11586, PAGE 852 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE BENEFIT OF THE ABOVE DESCRIBED TRACT 10, OVER AND ACROSS THAT 30 FOOT WIDE INGRESS AND EGRESS SITUATED IN THE ROBERT G. SANDERS SURVEY NO. 51, ABSTRACT 732, TRAVIS COUNTY, TEXAS.

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000081326605.

SURVEY CONTROL:

STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS (NAVD 88) SHOWN HEREON WERE DERIVED FROM GPS STATIC OBSERVATIONS ON DATE MARCH 25, 2021, STATIC DATA PROCESSED BY O.P.U.S. AWARD CONTROL POINT WAS CHECKED TO LCRA GPS STATION CS45, HAVING A PUBLISHED GRID COORDINATE & NAVD 88 ELEVATION OF: N 10105408.05, E 3164635.76, ELEV. 543.46'.

BENCHMARK NOTE:

BM #1- COTTON SPINDLE WITH WASHER IN ASPHALT ON THE SOUTH SIDE OF HILL LANE, ±55' SOUTHEAST OF POWER POLE. ELEVATION = 539.32'.

BM #2- COTTON SPINDLE WITH WASHER ON CONCRETE DRAINAGE STRUCTURE ON THE SOUTH SIDE OF AN HILL LANE, ±114' SOUTHEAST OF POWER POLE. ELEVATION = 527.46'.

FLOODPLAIN NOTE:

THIS PROPERTY IS LOCATED WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO. 48453C 0480J, TRAVIS COUNTY, TEXAS DATED AUGUST 18, 2014.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

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.

GENERAL NOTES:

1) PROPERTY ADDRESSES:
TRACT 1: 9400 HILL LANE, MANOR, TEXAS 78653
TRACT 2: 9200 HILL LANE, MANOR, TEXAS 78653 & 8700 HILL LANE, MANOR, TEXAS 78653
TRACT 3: HILL LANE, MANOR, TEXAS 78653
TRACT 4: HILL LANE, MANOR, TEXAS 78653
TRACT 5: HILL LANE, MANOR, TEXAS 78653
TRACT 6: 8513 HILL LANE, MANOR, TEXAS 78653
TRACT 7: (NONE)

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION. THE ATTACHED METES AND BOUNDS DESCRIPTION DESCRIBES THE SAME PROPERTY AS DESCRIBED IN THE TITLE COMMITMENT, AND DESCRIBES A MATHEMATICAL CLOSED FIGURE WITH NO GAPS, STRIPS, OR GORES.

3) THE LOCATION OF FENCES AND THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY.

4) ADDITIONAL NUMBERS (IF SHOWN) IN THE TREE LIST AT THE END OF THE TREE DESCRIPTION, REPRESENT THE SIZES AND NUMBER OF MULTI-TRUNK TREES.

5) UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON UTILITY MAPS PROVIDED BY THE VARIOUS UTILITY COMPANIES.

6) AT THE TIME OF THE FIELD SURVEY THIS SITE WAS OVERGROWN WITH VEGETATION. SURVEYOR WAS UNABLE TO DETERMINE EXACT LIMITS OF IMPROVEMENTS, INCLUDING CONCRETE, ASPHALT, ETC. IN SOME AREAS./ THIS SITE WAS OVERGROWN WITH VEGETATION IN SEVERAL PLACES. IN ADDITION, SOME AREAS APPEARED TO HAVE BEEN EXCAVATED AT SOME POINT IN THE PAST AND THOSE AREAS CONTAIN SPOIL PILES AND/OR DUG OUT AREAS OR SHALLOW PITS.

7) THERE WERE NO STRIPED PARKING SPACES ON THIS SITE AT THE TIME OF SURVEY.

8) AT THE TIME OF THE FIELD SURVEY, THERE WAS NO EVIDENCE THAT THIS SITE IS OR WAS USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

9) THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

10) AT THE TIME OF THIS SURVEY, NO INFORMATION WAS AVAILABLE FROM THE CITY OF AUSTIN REGARDING FUTURE RIGHT-OF-WAY PLANS FOR HILL LANE.

11) THERE IS NO ZONING IN TRAVIS COUNTY, TEXAS TO SATISFY TABLE A ITEM 6(A) PER ZONING ANALYSIS REPORT PREPARED BY GLOBAL REALTY SERVICES GROUP DATED 4/12/2021 (REVISED 4/26/2021) FOR DALFEN INDUSTRIAL LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY.

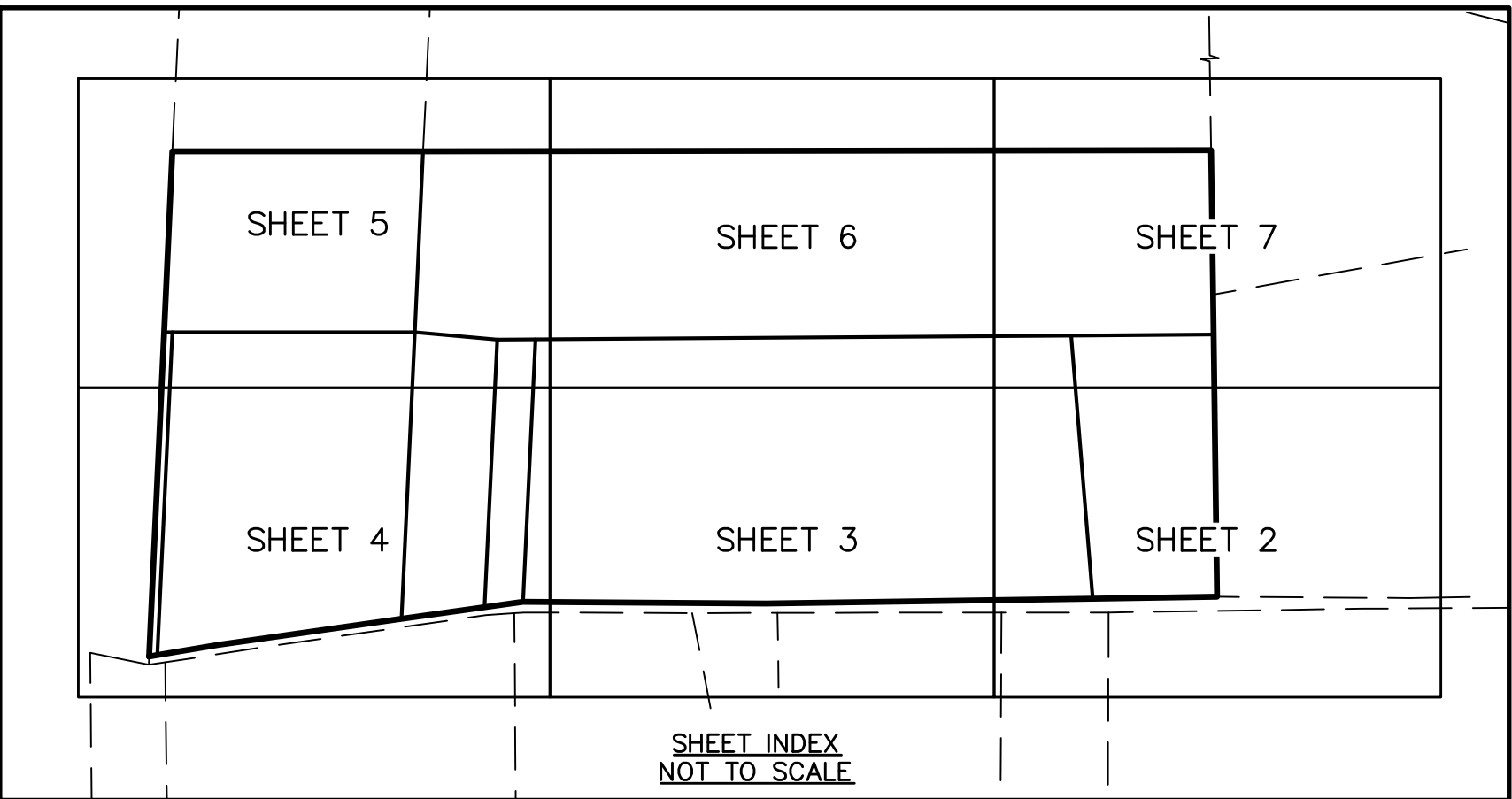
12) THERE ARE NO ENCROACHMENTS ON THIS PROPERTY EXCEPT THOSE SHOWN HEREON:
A. POWER POLES AND TRANSMISSION LINES WITHIN TRACT 2 DO NOT APPEAR WITHIN A METES AND BOUNDS DESCRIPTION OF AN EASEMENT LISTED WITHIN SCHEDULE B OF THE ABOVE REFERENCED TITLE COMMITMENT, BUT ARE POSSIBLY PROVIDED UNDER A BLANKET TYPE EASEMENT RECORDED IN VOLUME 8917, PAGE 853; VOLUME 8917, PAGE 855; VOLUME 8917, PAGE 857; VOLUME 8917, PAGE 859; VOLUME 8917, PAGE 861, ALL OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
B. POWER POLES AND TRANSMISSION LINES WITHIN TRACTS 4 & 6 DO NOT APPEAR WITHIN A METES AND BOUNDS DESCRIPTION OF AN EASEMENT LISTED IN SCHEDULE B OF THE ABOVE REFERENCED TITLE COMMITMENT, BUT ARE POSSIBLY PROVIDED UNDER A BLANKET TYPE EASEMENT RECORDED IN VOLUME 4993, PAGE 530 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
C. POWER POLES AND TRANSMISSION LINES ACROSS TRACTS 3 & 5 DO NOT APPEAR WITHIN A METES AND BOUNDS DESCRIPTION OF AN EASEMENT LISTED IN SCHEDULE B OF THE ABOVE REFERENCED TITLE COMMITMENT. THERE WAS NO INFORMATION FOUND FOR THESE UTILITY LOCATIONS.

13) AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT STREET OR SIDEWALK EVIDENCE OF ANY CONSTRUCTION OR REPAIRS.

14) AT THE TIME OF THIS SURVEY, NO WETLAND MARKERS WERE OBSERVED.

15) NO EVIDENCE OF A CEMETERY WAS OBSERVED AT THE TIME OF THIS SURVEY.

16) AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.



LEGEND

---	PROPERTY LINE
---	EXISTING PROPERTY LINES
---	EXISTING EASEMENTS
---	CONTOUR LINE
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊙	1/2" IRON PIPE FOUND (UNLESS NOTED)
⊗	IRON ROD WITH "WATERLOO" CAP FOUND (UNLESS NOTED)
■	TXDOT TYPE 1 CONCRETE MONUMENT FOUND
△	BENCHMARK
⊙	CALCULATED POINT
⊙	COTTON SPINDLE FOUND
▲	NAIL FOUND AS NOTED
△	SURVEY CONTROL POINT
○	CLEAN OUT
●	BOLLARD POST (UNLESS NOTED)
⊙	AIR CONDITIONER UNIT
⊙	ELECTRIC JUNCTION BOX
⊙	ELECTRIC METER
⊙	ELECTRIC TRANSFORMER
⊙	FIRE HYDRANT
⊙	GAS METER
⊙	GAS VALVE
⊙	LIGHT POLE
⊙	TELECOMMUNICATIONS PEDESTAL
⊙	TELECOMMUNICATIONS BOX
⊙	WATER VALVE
⊙	WATER METER
⊙	WATER WELL
⊙	WATER PUMP
⊙	WATER FAUCET
⊙	DRAIN INLET
⊙	POSSIBLE SEPTIC INFRASTRUCTURE LID
⊙	ELECTRIC MANHOLE
⊙	SIGN (AS NOTED)
⊙	POWER/UTILITY POLE
⊙	GUY ANCHOR
⊙	GAS MARKER POST
⊙	TELECOMMUNICATIONS POST
---	EDGE OF ASPHALT
---	METAL PIPE FENCE
---	WIRE FENCE
---	WOOD FENCE
---	CHAIN LINK FENCE
---	WROUGHT IRON FENCE
---	GAS LINE
---	OVERHEAD UTILITY
---	WATER LINE
---	STORM SEWER LINE
⊙	CONCRETE
⊙	BRICK
⊙	WATER
⊙	SHED (UNLESS NOTED)
⊙	BUILDING
⊙	FINISHED FLOOR ELEVATION
⊙	REINFORCED CONCRETE PIPE
⊙	CORRUGATED METAL PIPE
⊙	POLYVINYL CHLORIDE PIPE
⊙	METAL PIPE
⊙	FLOW LINE ELEVATION
⊙	P.O.B. POINT OF BEGINNING
⊙	VOLUME, PAGE
⊙	DOC. NO. DOCUMENT NUMBER
⊙	R.O.W. RIGHT-OF-WAY
⊙	R.P.R.T.C.T. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
⊙	O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
⊙	T.C.A.D. TRAVIS COUNTY APPRAISAL DISTRICT
⊙	RECORD INFORMATION PER DEED DOC. NO. 1999098769
⊙	RECORD INFORMATION PER DEED DOC. NO. 2004197709
⊙	RECORD INFORMATION PER DEED DOC. NO. 2009143055
⊙	RECORD INFORMATION PER DEED DOC. NO. 2011188377
⊙	RECORD INFORMATION PER DEED DOC. NO. 2011188383
⊙	RECORD INFORMATION PER DEED VOL. 10838, PG. 840
⊙	RECORD INFORMATION PER DEED VOL. 10884, PG. 835
⊙	RECORD INFORMATION PER DEED VOL. 10884, PG. 862
⊙	RECORD INFORMATION PER DEED VOL. 11586, PG. 852

TREE LIST

NUMBER	DESCRIPTION
5000	22" CEDAR 14-8-8
5001	19" CEDAR
5002	14" CEDAR
5003	16" CEDAR
5004	23" COTTONWOOD
5005	24" COTTONWOOD
5006	52" ASH 24-20-19-16
5007	21" WILLOW
5008	11" CEDAR ELM
5009	20" PINE
5010	20" PINE 16-7
5011	21" COTTONWOOD
5012	34" ASH
5013	30" ASH 22-15
5014	34" AMERICAN ELM
5015	21" PECAN
5016	24" MULBERRY
5017	27" MULBERRY 13-10-9-7
5018	28" MULBERRY 15-8-7-6
5019	29" PECAN
5020	37" WILLOW 13-13-13-13-7
5021	22" HACKBERRY 16-11
5022	24" WILLOW 11-9-9-8
5023	18" PECAN
5024	18" AMERICAN ELM
5025	28" BOX 10-9-7-7-6-5
5026	22" HACKBERRY
5027	11" HACKBERRY
5028	13" HACKBERRY
5029	16" HACKBERRY
5030	12" HACKBERRY 9-6
5031	12" AMERICAN ELM
5032	21" COTTONWOOD
5033	21" COTTONWOOD
5034	11" MULBERRY
5035	10" AMERICAN ELM
5036	9" HACKBERRY
5037	11" HACKBERRY
5038	11" HACKBERRY
5039	8" HACKBERRY
5040	23" SYCAMORE
5041	18" SYCAMORE 12-12
5042	21" COTTONWOOD
5043	8" HACKBERRY
5044	24" COTTONWOOD
5045	13" HACKBERRY 8-5-5
5046	28" CEDAR 13-11-11-7
5047	24" CEDAR 20-8
5048	22" CHINESE TALLOW
5049	17" CEDAR
5050	26" CEDAR 16-7-7-6
5051	30" CEDAR 14-9-7-7-7
5052	20" CHINESE TALLOW 16-14-12
5053	17" CHINESE TALLOW
5054	18" CHINESE TALLOW 12-11
5055	15" CHINESE TALLOW
5056	18" HACKBERRY 10-8-8
5057	21" BOX ELDER 11-11-7
5058	12" HACKBERRY
5059	8" HACKBERRY
5060	8" HACKBERRY
5061	15" HACKBERRY 9-6-5
5062	21" AMERICAN ELM
5063	13" WILLOW
5064	11" WILLOW
5065	15" WILLOW 10-10
5066	16" CEDAR 10-7-3
5067	20" WILLOW 10-10-9
5068	8" HACKBERRY
5069	16" HACKBERRY 10-6-6
5070	8" MESQUITE (APPEARS DEAD)
5071	19" HACKBERRY
5072	25" HACKBERRY
5073	17" HACKBERRY
5074	23" HACKBERRY
5075	15" HACKBERRY 10-9
5076	21" HACKBERRY 14-13
5077	16" HACKBERRY 12-8
5078	13" HACKBERRY
5079	13" HACKBERRY 9-8
5080	11" HACKBERRY
5081	16" HACKBERRY 11-9
5082	15" HACKBERRY 8-7-7
5083	17" HACKBERRY 9-8-7
5084	26" CEDAR 18-16
5085	14" CEDAR 10-7
5086	10" HACKBERRY
5087	33" CHINESE TALLOW
5088	16" MULBERRY 9-7-5
5089	12" HACKBERRY 8-7
5090	16" OSAGE ORANGE (APPEARS DEAD)
5091	9" HACKBERRY
5092	19" HACKBERRY
5093	19" HACKBERRY
5094	10" HACKBERRY 8-4
5095	10" HACKBERRY
5096	12" HACKBERRY 9-5
5097	9" HACKBERRY
5098	12" HACKBERRY
5099	11" HACKBERRY
5100	8" HACKBERRY
5101	8" HACKBERRY
5102	8" HACKBERRY
5103	8" HACKBERRY
5104	12" HACKBERRY
5105	22" HACKBERRY 11-7-7-7
5106	21