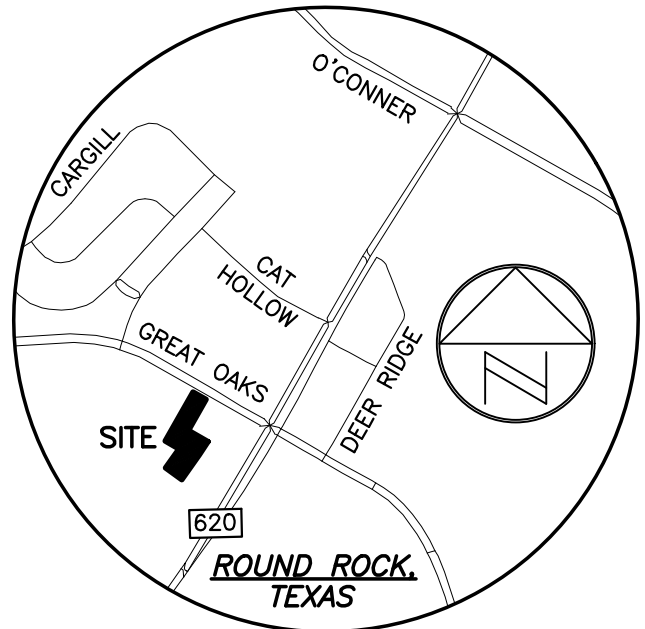


GREAT OAKS COMMERCIAL CONDOMINIUMS

1.794 ACRES (APPROXIMATELY 78,143 SQ. FT.) BEING ALL OF LOT 5, BLOCK A, GREAT OAKS/620 COMMERCIAL, A SUBDIVISION OF RECORD IN CABINET T, SLIDE 94 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

- 1) ALL IMPROVEMENTS AND LAND REFLECTED ON THE PLAT ARE DESIGNATED AS GENERAL COMMON ELEMENTS, SAVE AND EXCEPT PORTIONS OF THE REGIME DESIGNATED AS LIMITED COMMON ELEMENTS OR UNITS: (I) IN THE DECLARATION OF CONDOMINIUM REGIME FOR GREAT OAKS COMMERCIAL CONDOMINIUMS (THE "DECLARATION") OR (II) ON THE PLATS AND PLANS OF THE REGIME.
- 2) OWNERSHIP AND USE OF CONDOMINIUM UNITS IS SUBJECT TO THE RIGHTS AND RESTRICTIONS CONTAINED IN THE DECLARATION.
- 3) THE PROPERTY IS SUBJECT TO SPECIAL RIGHTS RESERVED BY THE DECLARANT IN THE DECLARATION. PURSUANT TO SUCH PROVISIONS, AMONG OTHER THINGS, DECLARANT HAS RESERVED THE RIGHT TO (I) COMPLETE OR MAKE IMPROVEMENTS INDICATED ON THE PLAT AND PLANS; (II) EXERCISE ANY DEVELOPMENT RIGHT PERMITTED BY THE TEXAS UNIFORM CONDOMINIUM ACT (THE "ACT") AND THE DECLARATION, INCLUDING THE ADDITION OF REAL PROPERTY TO THE REGIME, WHICH PROPERTY MAY BE ADDED AS UNITS, GENERAL COMMON ELEMENTS AND/OR LIMITED COMMON ELEMENTS; (III) MAKE THE PROPERTY PART OF A LARGER CONDOMINIUM OR PLANNED COMMUNITY; (IV) USE UNITS OWNED OR LEASED BY DECLARANT AS MODELS, STORAGE AREAS, AND OFFICES FOR THE MARKETING, MANAGEMENT, MAINTENANCE, CUSTOMER SERVICE, CONSTRUCTION, AND LEASING OF THE PROPERTY; AND (V) APPOINT OR REMOVE ANY DECLARANT-APPOINTED OFFICER OR DIRECTOR OF THE ASSOCIATION DURING THE DECLARANT CONTROL PERIOD (AS DEFINED IN THE DECLARATION).
- 4) THE CONFIGURATION REPRESENTED IN THE DRAWING OF THE OF THE BUILDING FOOTPRINTS AND SITE IMPROVEMENTS IS PROPOSED AND BASED UPON THE CONSTRUCTION DOCUMENTS, AND IS NOT BASED UPON ACTUAL ON-SITE OBSERVATIONS AND MEASUREMENTS.

SURVEYOR CERTIFICATION:

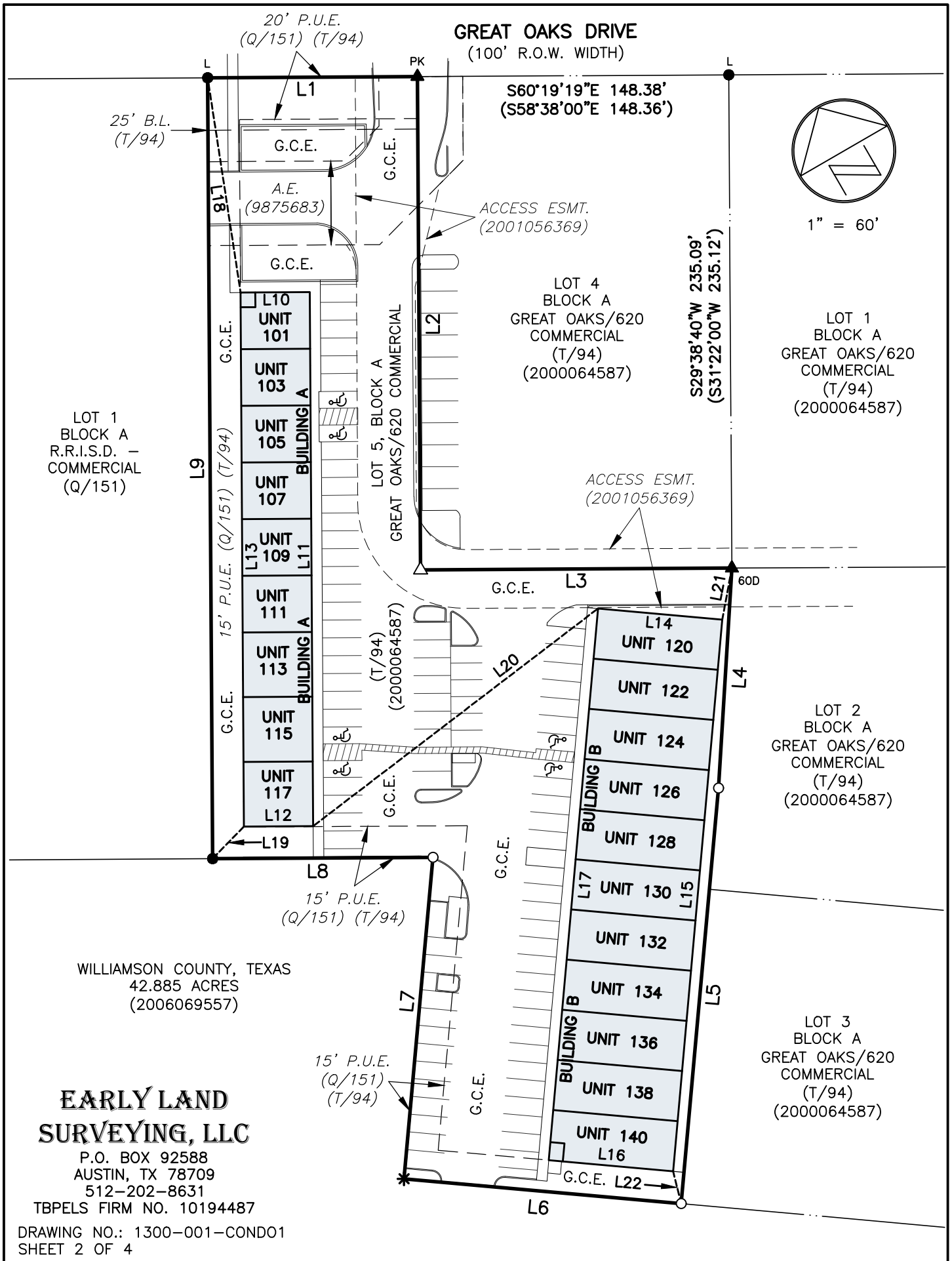
THIS PLAT CONTAINS THE INFORMATION REQUIRED BY SECTION 82.059 OF THE TEXAS UNIFORM CONDOMINIUM ACT, AS APPLICABLE.

Preliminary, this document shall not be recorded
for any purpose and shall not be used or viewed
or relied upon as a final survey document.

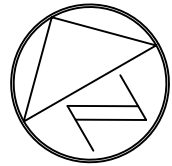
JOE BEN EARLY, JR. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6016

DATE OF SURVEY: 7/17/26
PLOT DATE: 7/17/26
DRAWING NO.: 1300-001-CONDO1
DRAWN BY: JBE & MAW
SHEET 1 OF 4

**EARLY LAND
SURVEYING, LLC**
P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

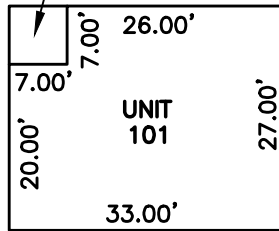


UNIT DETAILS

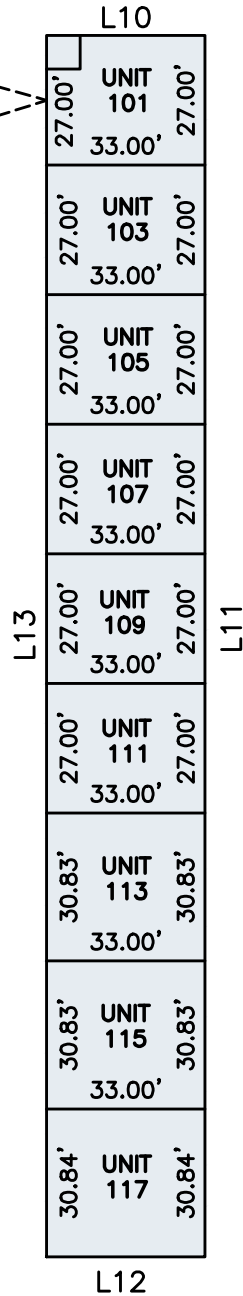


1" = 40'

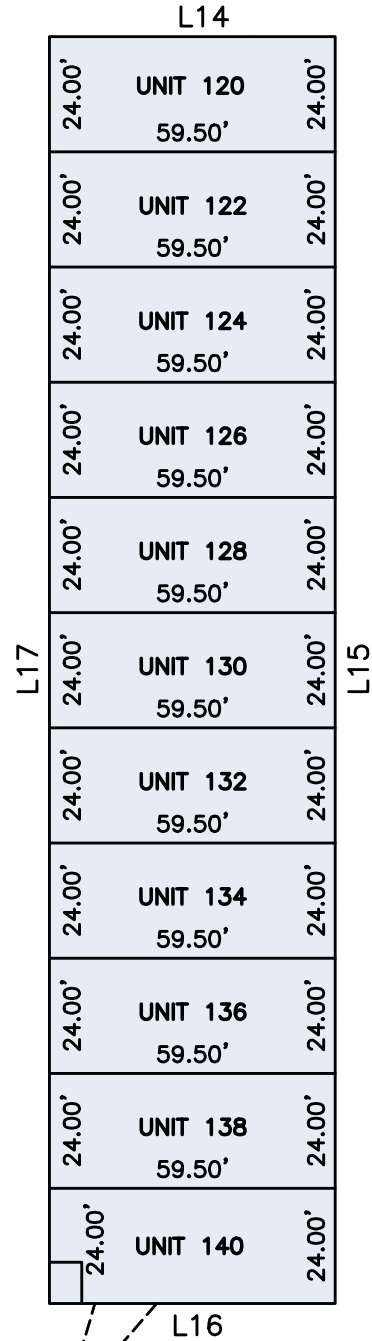
G.C.E.
RISER ROOM



BUILDING A



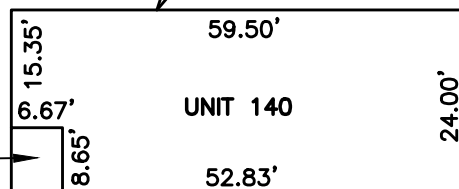
BUILDING B



**EARLY LAND
SURVEYING, LLC**

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512-202-8631
TBPELS FIRM NO. 10194487

G.C.E.
RISER ROOM



LEGEND

- 1/2" REBAR FOUND
- L ● 1/2" REBAR WITH "LENZ & ASSOC" CAP FOUND
- 1/2" REBAR WITH "EARLY BOUNDARY" CAP SET
- ▲ NAIL FOUND (AS NOTED)
- △ MAG NAIL WITH "EARLY BOUNDARY" WASHER SET
- * COTTON SPINDLE FOUND
- A.E. ACCESS EASEMENT
- B.L. BUILDING LINE
- G.C.E. GENERAL COMMON ELEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- () RECORD INFORMATION

LINE TABLE			
LINE	BEARING	DISTANCE	(RECORD)
L1	S60°19'19"E	100.00'	(S58°38'00"E 100.00')
L2	S29°38'31"W	235.09'	(S31°22'00"W 235.12')
L3	S60°19'19"E	148.37'	(S58°38'00"E 148.36')
L4	S33°28'51"W	105.06'	(S35°10'29"W 105.04')
L5	S35°07'22"W	198.83'	(S36°49'00"W 198.80')
L6	N54°52'38"W	132.63'	(N53°11'00"W 132.61')
L7	N35°08'31"E	153.79'	(N36°49'00"E 153.86')
L8	N60°20'11"W	105.06'	(N58°39'42"W 105.11')
L9	N29°38'31"E	372.20'	(N31°22'00"E 372.12')
L10	S60°21'00"E	33.00'	
L11	S29°39'00"W	254.50'	
L12	N60°21'00"W	33.00'	
L13	N29°39'00"E	254.50'	
L14	S54°54'26"E	59.50'	
L15	S35°05'34"W	264.00'	
L16	N54°54'26"W	59.50'	
L17	N35°05'34"E	264.00'	
L18	N21°16'48"E	103.59'	
L19	S74°17'05"W	21.39'	
L20	N82°37'28"E	170.88'	
L21	N40°26'12"E	24.95'	
L22	S16°03'23"W	15.87'	

EARLY LAND SURVEYING, LLC

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