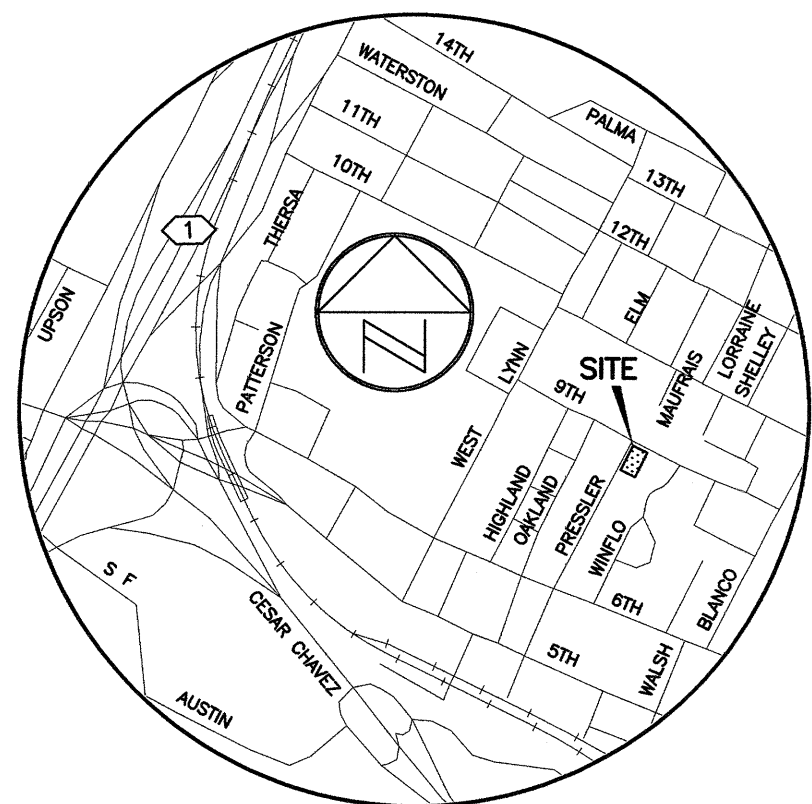


A SURVEY OF 0.413 ACRES (APPROXIMATELY 18,011 SQ. FT.), OUT OF OUTLOT 3, DIVISION Z, OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, BEING ALL OF A 0.296 ACRE TRACT CONVEYED TO LES CANTER IN A WARRANTY DEED EXECUTED MAY 3, 2018 AND RECORDED IN DOCUMENT NO. 2018068087 AND ALL OF A 0.118 ACRE TRACT CONVEYED TO LES CANTER IN A WARRANTY DEED EXECUTED MAY 3, 2018 AND RECORDED IN DOCUMENT NO. 2018068136, BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

SCALE: 1" = 10'

GRAPHIC SCALE
10 5 0 10

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P968".

MAG NAIL WITH WASHER SET ON INLET

SURFACE COORDINATES:
N 10074778.237
E 3109873.415

TEXAS STATE PLANE COORDINATES:
N 10073770.859
E 3109562.458

ELEVATION = 507.14'

VERTICAL DATUM: NAVD 88 (GEOID 12B)

COMBINED SCALE FACTOR = 0.999900010

(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000100

(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0

THETA ANGLE: 1°19'35"

BENCHMARK INFORMATION:

BM #1: SQUARE CUT ON BACK OF CURB AT THE SOUTHWEST CORNER OF WEST 9TH STREET AND PRESSLER AVENUE APPROX. 3' NORTH OF A POWER POLE AT THE SAME INTERSECTION AND APPROX. 24' SOUTHWEST OF A TELEPHONE MANHOLE IN WEST 9TH STREET.

ELEVATION = 535.24'

BM #2: SQUARE CUT ON BACK OF CURB ALONG THE WEST SIDE OF PRESSLER AVENUE APPROX. 200' SOUTH OF THE INTERSECTION OF WEST 9TH STREET AND PRESSLER AVENUE AND APPROX. 16' SOUTH OF A METAL CLEANOUT IN A DRIVEWAY

ELEVATION = 535.03'

VERTICAL DATUM: NAVD 88 (GEOID 12B)

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" REBAR WITH "RPLS 5278" CAP FOUND
- 1/2" IRON PIPE FOUND (OR AS NOTED)
- CONTROL POINT/BENCHMARK LOCATION
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SPRINKLER CONTROL VALVE
- UTILITY POLE
- OVERHEAD UTILITIES
- ELECTRIC UTILITY
- TELEPHONE MANHOLE
- UNDERGROUND FIBER OPTIC MARKER
- GAS UTILITY
- AC PAD
- CLEANOUT
- WASTEWATER MANHOLE
- SIGN
- MAILBOX
- EDGE OF PAVEMENT
- WIRE FENCE
- WOOD FENCE
- RECORD INFORMATION

TREE INDEX

TAG NO. TYPE INDICATES MULTI TRUNK

INDIVIDUAL TRUNK DIA.
(IN INCHES)

CRITICAL ROOT ZONES (TREE CIRCLES)
ARE SHOWN USING THE COA FORMULA
FOR SINGLE AND MULTI TRUNK TREES.

9940 PECAN 20
9941 PECAN 17
9942 PECAN 11
9943 PECAN 16
9944 PECAN 14
9945 PECAN 13
9946 LIVE OAK 34
9947 LIVE OAK 22
9948 LIVE OAK 30 (REMOVED)
9949 CHINESE TALLOW 23
9950 BURR OAK 21
9951 CEDAR ELM 17
9952 PECAN 13
9953 CEDAR ELM 17 15

SURVEYOR'S CERTIFICATE:

CERTIFIED TO:

Les Canter
Joseph H. Hart
Hart Irrevocable Short Term Trust Number One
Estate of Judith Kay Pequees Hart
WFO National Title Insurance Company
Prominent Title, LLC

PROPERTY ADDRESS:

DATE OF SURVEY: May 10, 2018, revised May 28, 2019

ATTACHMENTS: none

I hereby certify that a survey of the property shown hereon was actually made upon the ground under my direction and supervision on the date shown, and that to the best of my professional knowledge and belief: there are no apparent encroachments, overlapping of improvements, discrepancies, deed line conflicts, visible utility lines or roads in place, except as shown hereon, and that this property abuts or adjoins a dedicated road right-of-way or access easement, unless noted hereon.

This survey was made substantially in accordance with the standards and conditions set forth for a Category 1A, Condition II, Land Title Survey, based on the Manual of Practice for Land Surveying in Texas, 2008 Revised Eleventh Edition, prepared by the Texas Society of Professional Surveyors.

Bryan D. Newsome
Registered Professional Land Surveyor
State of Texas No. 5657

Survey Revised: 31 May to update demolished residence and tree.



Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
960-002
DRAWING NO.:
960-002.Tor1
PLOT DATE:
05/31/19
PLOT SCALE:
1" = 10'
DRAWN BY:
MAW/JBE/DJ
SHEET
01 OF 01

TITLE COMMITMENT NOTE:

COMMITMENT FOR TITLE INSURANCE PREPARED BY:

WFO National Title Insurance Company

G.F. No.: 1811484KM Effective Date: 04/13/18 Issued: 04/24/18

G.F. No.: 1811483KM Effective Date: 04/13/18 Issued: 04/24/18

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.

Schedule "B" items contained therein and re-listed below were considered:

10f) Easement executed by Mrs. Elizabeth P. Bell to City of Austin dated February 10, 1930, recorded in/under Volume 450, Page 89, of the Real Property Records of Travis County, Texas. — Does not affect

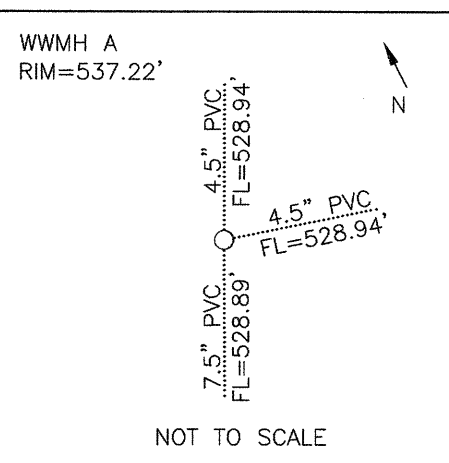
FLOOD-PLAIN NOTE:

The tract shown hereon lies within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map no. 4845300445J, dated January 6, 2016, for Travis County, Texas and incorporated areas. If this site is not within an identified special flood hazard area, 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.

LINE	BEARING	DISTANCE	(RECORD)
L1	S61°55'06"E	45.95'	(S57°40'30"E 45.93')
L2	S63°27'17"E	2.08'	(S59°04'37"E 2.07')
L3	S63°23'33"E	54.39'	(S59°04'37"E 54.45')
L4	S27°03'24"W	125.40'	(S31°20'00"W 125.36')
L5	S26°45'52"W	49.78'	(S31°05'42"W 49.83')
L6	N63°42'11"W	102.72'	(N59°24'10"W 102.73')
L7	N27°00'49"E	50.08'	(N31°17'41"E 50.06')
L8	N27°05'42"E	126.85'	(N31°21'45"E 126.81')
L9	S63°32'25"E	102.50'	(S59°15'46"E 102.51')

MANHOLE AND INLET NOTE:

THIS SURVEY SHOWS FIELD MEASURED SIZES AND DEPTHS AS OBSERVED FROM GROUND LEVEL OPENINGS. EXACT MEASUREMENTS AND DEPTHS, PARTICULARLY IN CRITICAL AREAS, SHOULD BE VERIFIED WITH UTILITY RECORD MAPS AND/OR FIELD VERIFICATION PRIOR TO FINAL PLANNING OR CONSTRUCTION.



NOT TO SCALE