OWNERSHIP AND EASEMENT REPORT PROVIDED BY:

FIDELITY NATIONAL TITLE INSURANCE COMPANY
OF NO.: AUT-13-671-AUT16006432SG
EFFECTIVE DATE: JUNE 29, 2016
ISSUED DATE: JULY 8, 2016

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THIS SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

THIS TRACT IS SUBJECT TO RESTRICTIVE COVENANTS AS THOSE RECORDED IN VOL. 16, PG. 41, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND IN VOL. 2646, PG. 359, DEED RECORDS OF TRAVIS COUNTY, TEXAS.

10. d) BUILDING SETBACK LINES AS SET OUT ON PLAT RECORDED IN VOL. 16, PG. 41, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. – as shown on drawing
   e) 5’ EASEMENT ALONG THE REAR PROPERTY LINE(S), RECORDED IN VOL. 16, PG. 41, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. – as shown on drawing
   f) 5’ EASEMENT ALONG THE SOUTHERLY PROPERTY LINE(S), RECORDED IN VOL. 16, PG. 41, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. – as shown on drawing
   g) 10’ STRIP ALONG THE FRONT PROPERTY LINE(S) RESERVED FOR WIDENING OF ROW, AS SET OUT ON PLAT RECORDED IN VOL. 16, PG. 41, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. – as shown on drawing
   h) UTILITY AND DRAINAGE EASEMENT RECORDED IN VOL. 2646, PG. 356, DEED RECORDS OF TRAVIS COUNTY, TEXAS. – as shown on drawing
   i) ELECTRIC EASEMENT GRANTED TO CITY OF AUSTIN, RECORDED IN VOL. 4833, PG. 830, DEED RECORDS OF TRAVIS COUNTY, TEXAS. – as shown on drawing
   j) MATTERS CONTAINED IN THAT CERTAIN AGREEMENT DOCUMENT RECORDED IN VOL. 13369, PG. 94, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.
   k) MEMORANDUM OF LEASE BETWEEN B.F. MCCOY AND WIFE, LOIS MCCOY AND SIGNOR CORPORATION, RECORDED IN VOL. 4885, PG. 1601, DEED RECORDS OF TRAVIS COUNTY, TEXAS.
   l) MEMORANDUM OF LEASE BETWEEN BLUFF SPRINGS FOOD MART, INC. AND REAGAN NATIONAL ADVERTISING FIRM OF AUSTIN, INC., RECORDED IN DOCUMENT NO. 2015202100, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83 – 2011 ADJUSTMENT, CENTRAL ZONE (4203).

DISTANCES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET.

THIS SURVEY PLAT ACCOMPLISHES A MUTES AND BOUNDS DESCRIPTION OF EVEN DATE.

THIS MAP WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION. THE FIELD WORK WAS COMPLETED IN JANUARY, 2017.

ROBERT J. GERTSON
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS – NO. 6367

LEGEND

1/2" IRON ROD FOUND
UNLESS OTHERWISE NOTED
IRON PIPE FOUND
CALCULATED POINT
WATER VALVE
POWER POLE
BOLLARD
GUY WIRE
POWER POLE WITH LIGHT
SIGN
LIGHT POLE
BUILDING LINE
EASEMENT
POB
POINT OF BEGINNING
POC
POINT OF COMMENCEMENT
PUE
PUBLIC UTILITY EASEMENT
ROW
RIGHT-OF-WAY
D.R.T.C.T.
DEED RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.T.
PLAT RECORDS OF TRAVIS COUNTY, TEXAS
RECORD INFORMATION

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EXHIBIT TO ACCOMPANY DESCRIPTION 0.0192 AC

JACOBS
2705 Bee Cave Road, Suite 300
Austin, Texas 78746
(512) 314-3100 Fax (512) 314-3135