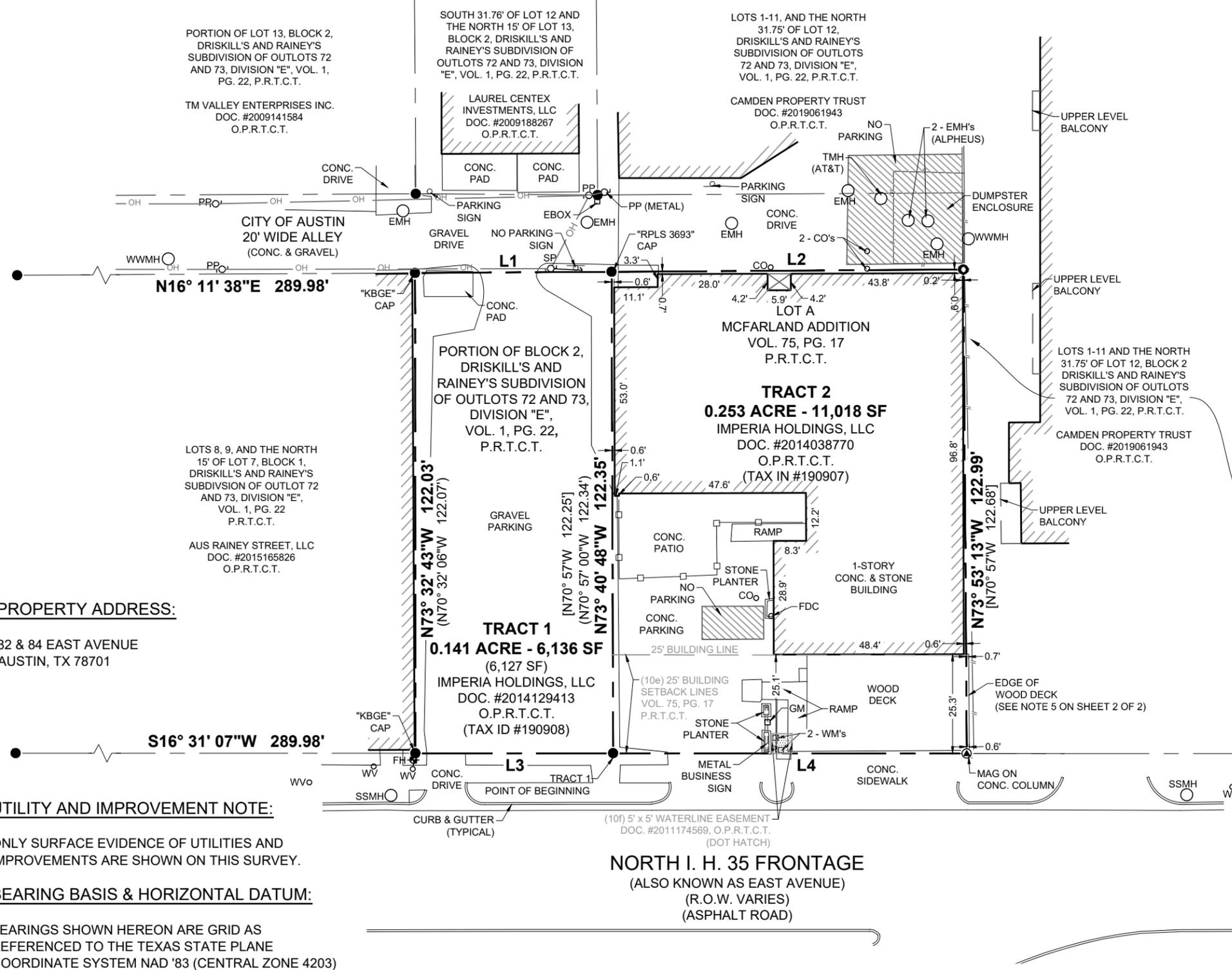


ALTA/NSPS LAND TITLE SURVEY

TRACT 1: A 0.141 ACRE (6,136 SF) TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TEXAS AND BEING OUT OF A PORTION OF BLOCK 2, DRISKILL'S AND RAINEY'S SUBDIVISION OF OUTLOTS 72 AND 73, DIVISION "E", RECORDED IN VOL. 1, PG. 22, P.R.T.C.T., SAID 0.141 ACRE TRACT BEING CONVEYED TO IMPERIA HOLDINGS, LLC IN DOC. #2014129413, O.P.R.T.C.T.

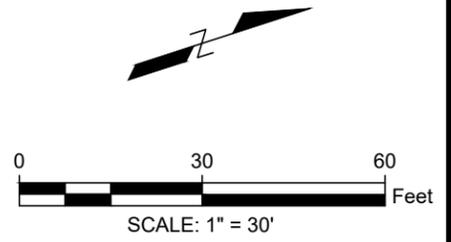
- AND -

TRACT 2: A 0.253 ACRE (11,018 SF) TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TEXAS AND BEING ALL OF LOT A, MCFARLAND ADDITION, RECORDED IN VOL. 75, PG. 17, P.R.T.C.T., SAID 0.253 ACRE TRACT BEING CONVEYED TO IMPERIA HOLDINGS, LLC IN DOC. #2014038770, O.P.R.T.C.T.



LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON PIPE FOUND
- ⊙ MAG NAIL FOUND WITH WASHER STAMPED "BURY"
- EMH○ ELECTRIC MANHOLE
- PP○ POWER POLE
- SP○ SERVICE POLE
- EBOX□ ELECTRIC BOX
- ← GUY WIRE
- OH— OVERHEAD UTILITY LINE
- TMH○ TELECOMMUNICATIONS/CABLE MANHOLE
- SSMH○ STORM SEWER MANHOLE
- FH⊕ FIRE HYDRANT
- WV○ WATER VALVE
- WM□ WATER METER
- FDC○ FIRE DEPARTMENT CONNECTION
- WWMH○ WASTEWATER MANHOLE
- CO○ CLEANOUT
- GM□ GAS METER
- WOOD FENCE
- WROUGHT IRON RAILING
- R.O.W. RIGHT-OF-WAY
- () RECORD INFORMATION PER DOC. #2014129413, O.P.R.T.C.T.
- [] RECORD INFORMATION PER VOL. 75, PG. 17, P.R.T.C.T.
- P.R.T.C.T. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N16° 08' 35"E	50.07'
	(N18° 48' 27"E)	(49.70')
L2	N16° 08' 45"E	89.60'
	[N18° 43'E]	[90.00']
L3	S16° 30' 13"W	50.36'
	(S19° 07' 41"W)	(50.58')
L4	S16° 33' 14"W	90.04'
	[S19° 00'W]	[90.00']

PROPERTY ADDRESS:

82 & 84 EAST AVENUE
AUSTIN, TX 78701

UTILITY AND IMPROVEMENT NOTE:

ONLY SURFACE EVIDENCE OF UTILITIES AND IMPROVEMENTS ARE SHOWN ON THIS SURVEY.

BEARING BASIS & HORIZONTAL DATUM:

BEARINGS SHOWN HEREON ARE GRID AS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM NAD '83 (CENTRAL ZONE 4203)

82 & 84 EAST AVE.

OCTOBER, 2019
PROJECT NO. 501-106



ENGINEERING & SURVEYING

TBPLS FIRM # 10194507
TBPE FIRM # F-15324
2007 S 1ST STREET, SUITE 103
AUSTIN, TEXAS 78704
(512)394-1900

SHEET
1 OF 2

ALTA/NSPS LAND TITLE SURVEY

TRACT 1: A 0.141 ACRE (6,136 SF) TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TEXAS AND BEING OUT OF A PORTION OF BLOCK 2, DRISKILL'S AND RAINEY'S SUBDIVISION OF OUTLOTS 72 AND 73, DIVISION "E", RECORDED IN VOL. 1, PG. 22, P.R.T.C.T., SAID 0.141 ACRE TRACT BEING CONVEYED TO IMPERIA HOLDINGS, LLC IN DOC. #2014129413, O.P.R.T.C.T.

- AND -

TRACT 2: A 0.253 ACRE (11,018 SF) TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TEXAS AND BEING ALL OF LOT A, MCFARLAND ADDITION, RECORDED IN VOL. 75, PG. 17, P.R.T.C.T., SAID 0.253 ACRE TRACT BEING CONVEYED TO IMPERIA HOLDINGS, LLC IN DOC. #2014038770, O.P.R.T.C.T.

LEGAL DESCRIPTION OF LAND:

(AS SHOWN IN SCHEDULE A, ITEM 4 OF CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT #AUT19004935, GF# AUT-60-661-AUT19004935D WITH AN EFFECTIVE DATE OF SEPTEMBER 24, 2019. THIS SURVEYOR DID NOT COMPOSE THE FOLLOWING LEGAL DESCRIPTIONS.)

TRACT 1: BEING ALL OF THAT 6,127 SQUARE FEET OF LAND, MORE OR LESS, OUT OF BLOCK 2 OF DRISKILL'S AND RAINEY'S SUBDIVISION OF OUTLOTS 72 AND 73, DIVISION "E" IN THE CITY OF AUSTIN, A SUBDIVISION RECORDED IN VOLUME 1, PAGE 22 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT OF LAND CONVEYED TO MARY JOSEPH AND CALLED 50 FEET BY 128 FEET IN THE DEED RECORDED IN VOLUME 831, PAGE 508 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACT OF LAND HAVING BEEN SURVEYED ON THE GROUND UNDER MY SUPERVISION AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD FOUND IN THE WESTERLY RIGHT OF WAY LINE OF NORTH I.H. 35 AT THE SOUTHEAST CORNER OF MCFARLAND ADDITION, A SUBDIVISION RECORDED IN BOOK 75, PAGE 17 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED FROM WHICH A PK NAIL FOUND WITH A WASHER STAMPED "BURY & PARTNERS" AT THE NORTHEAST CORNER OF MCFARLAND ADDITION BEARS NORTH 19 DEGREES 12 MINUTES 49 SECONDS EAST AND A DISTANCE OF 90.10 FEET;

THENCE, ALONG THE WESTERLY RIGHT OF WAY LINE OF NORTH I.H. 35 AND THE EASTERLY LINE OF BLOCK 2 AND THE TRACT HEREIN DESCRIBED, SOUTH 19 DEGREES 07 MINUTES 41 SECONDS WEST A DISTANCE OF 50.58 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST OF THE 0.1394 ACRE OF LAND CONVEYED TO LEAPAHEAD SOLUTIONS, INC., RECORDED IN DOCUMENT NO. 2012073422 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED FROM WHICH A 1/2-INCH IRON ROD FOUND WITH A CAP STAMPED "RPLS 5278" BEARS SOUTH 19 DEGREES 17 MINUTES 04 SECONDS WEST AND A DISTANCE OF 229.74 FEET;

THENCE, LEAVING THE WESTERLY RIGHT OF WAY LINE OF NORTH I.H. 35 AND OVER AND ACROSS BLOCK 2 AND ALONG THE NORTHERLY LINE OF THE LEAPAHEAD SOLUTIONS, INC., TRACT AND THE SOUTHERLY LINE OF THE TRACT HEREIN DESCRIBED, NORTH 70 DEGREES 32 MINUTES 06 SECONDS WEST, A DISTANCE OF 122.07 FEET TO A 1/2-INCH IRON ROD FOUND IN THE EASTERLY LINE OF AN ALLEY AT THE NORTHWEST CORNER OF THE LEAPAHEAD SOLUTIONS, INC., TRACT FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED FROM WHICH A 1/2-INCH IRON ROD FOUND WITH A CAP STAMPED "LOOMIS" AT THE SOUTHWEST CORNER OF THE LEAPAHEAD SOLUTIONS, INC., TRACT BEARS SOUTH 19 DEGREES 07 MINUTES 31 SECONDS WEST AND A DISTANCE OF 49.59 FEET;

THENCE, ALONG THE EASTERLY LINE OF THE ALLEY AND THE WESTERLY LINE OF BLOCK 2 AND THE TRACT HEREIN DESCRIBED, NORTH 18 DEGREES 48 MINUTES 27 SECONDS EAST, A DISTANCE OF 49.70 FEET TO A 1/2-INCH IRON ROD FOUND WITH A CAP STAMPED "RPLS 3693" AT THE SOUTHWEST CORNER OF MCFARLAND ADDITION FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED FROM WHICH A 1/2-INCH IRON PIPE FOUND AT THE NORTHWEST CORNER OF MCFARLAND ADDITION BEARS NORTH 18 DEGREES 48 MINUTES 31 SECONDS EAST AND A DISTANCE OF 89.65 FEET;

THENCE, LEAVING THE EASTERLY LINE OF THE ALLEY AND OVER AND ACROSS BLOCK 2 AND ALONG THE SOUTHERLY LINE OF MCFARLAND ADDITION AND THE NORTHERLY LINE OF THE TRACT HEREIN DESCRIBED, SOUTH 70 DEGREES 57 MINUTES 00 SECONDS EAST, A DISTANCE OF 122.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 6,127 SQUARE FEET OF LAND, MORE OR LESS, AS SHOWN ON PLAT OF SURVEY PREPARED HERewith.

TRACT 2: LOT A, MCFARLAND ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 75, PAGE 17, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

NOTES:

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF TEXAS.
2. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. AUT19004935 WITH AN EFFECTIVE DATE OF SEPTEMBER 24, 2019 AND ISSUED OCTOBER 3, 2019, AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
3. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD ARE SHOWN HEREON.
4. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 48453C0465J, WITH A DATE OF IDENTIFICATION OF JANUARY 6, 2016, FOR COMMUNITY NO. 480624 IN TRAVIS COUNTY, STATE OF TEXAS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.
5. THE WOOD DECK ON THE EAST SIDE OF THE BUILDING CROSSES OVER 0.7' ONTO THE NORTH ADJOINING PROPERTY AS SHOWN.
6. THE PROPERTY HAS DIRECT ACCESS TO NORTH I.H. 35 SOUTH BOUND FRONTAGE ROAD, A DEDICATED PUBLIC STREET OR HIGHWAY.
7. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
8. THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO CITY OF AUSTIN. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
9. SURVEY UPDATED ON 10/9/2019 WITH NEW TITLE COMMITMENT PROVIDED BY THE CLIENT.

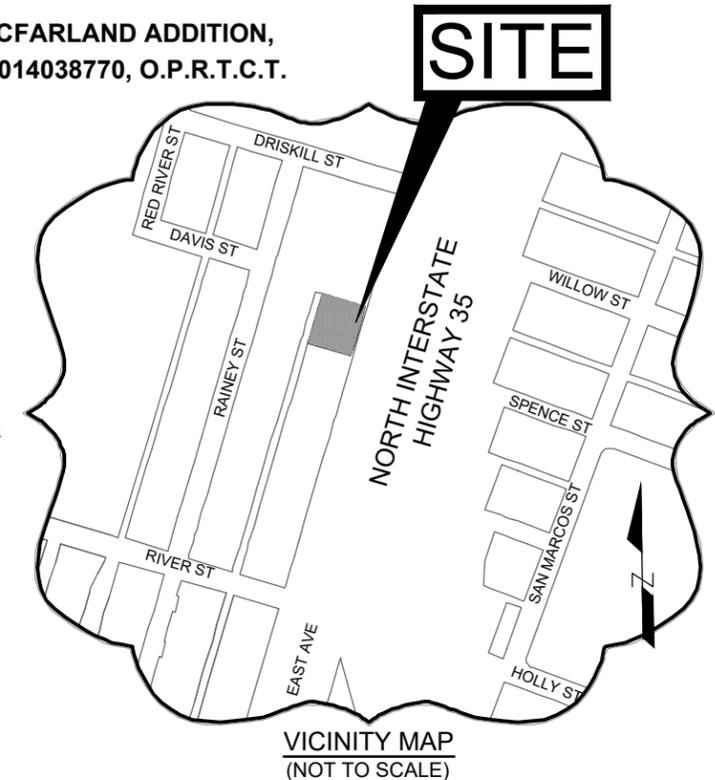
TITLE COMMITMENT NOTE:

THIS SURVEY CONTAINS INFORMATION SHOWN IN SCHEDULE B OF CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT #AUT19004935, GF #AUT-60-661-AUT19004935D, EFFECTIVE DATE SEPTEMBER 24, 2019 AND ISSUED OCTOBER 3, 2019 WITH THE FOLLOWING CLARIFICATIONS:

THIS 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. NO RESTRICTIVE COVENANTS LISTED AT THE TIME OF THE SURVEY.

10e. BUILDING SETBACK LINES AS SET OUT ON PLAT RECORDED IN VOLUME 75, PAGE 17, PLAT RECORDS, TRAVIS COUNTY, TEXAS. DOES AFFECT TRACT 2 - SHOWN HEREON

10f. EASEMENT GRANTED TO THE CITY OF AUSTIN IN DOCUMENT #2011174569, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. DOES AFFECT TRACT 2 - SHOWN HEREON



TO CHICAGO TITLE INSURANCE COMPANY, AUSTIN TITLE COMPANY, IMPERIA HOLDINGS LLC, A TEXAS LIMITED LIABILITY COMPANY, 84 EAST JV, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND BURNET, LLC, AND ITS SUCCESSORS AND ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADAPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 13, 16 AND 17 OF TABLE A THEREOF.

AS SURVEYED BY:

C. L. Williams 10/11/2019

CARA L. WILLIAMS
RPLS NO. 6336 - STATE OF TEXAS
WUEST GROUP
(512)394-1900

DATE



ENGINEERING & SURVEYING

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SHEET
2 OF 2

82 & 84 EAST AVE.

OCTOBER, 2019
PROJECT NO. 501-106