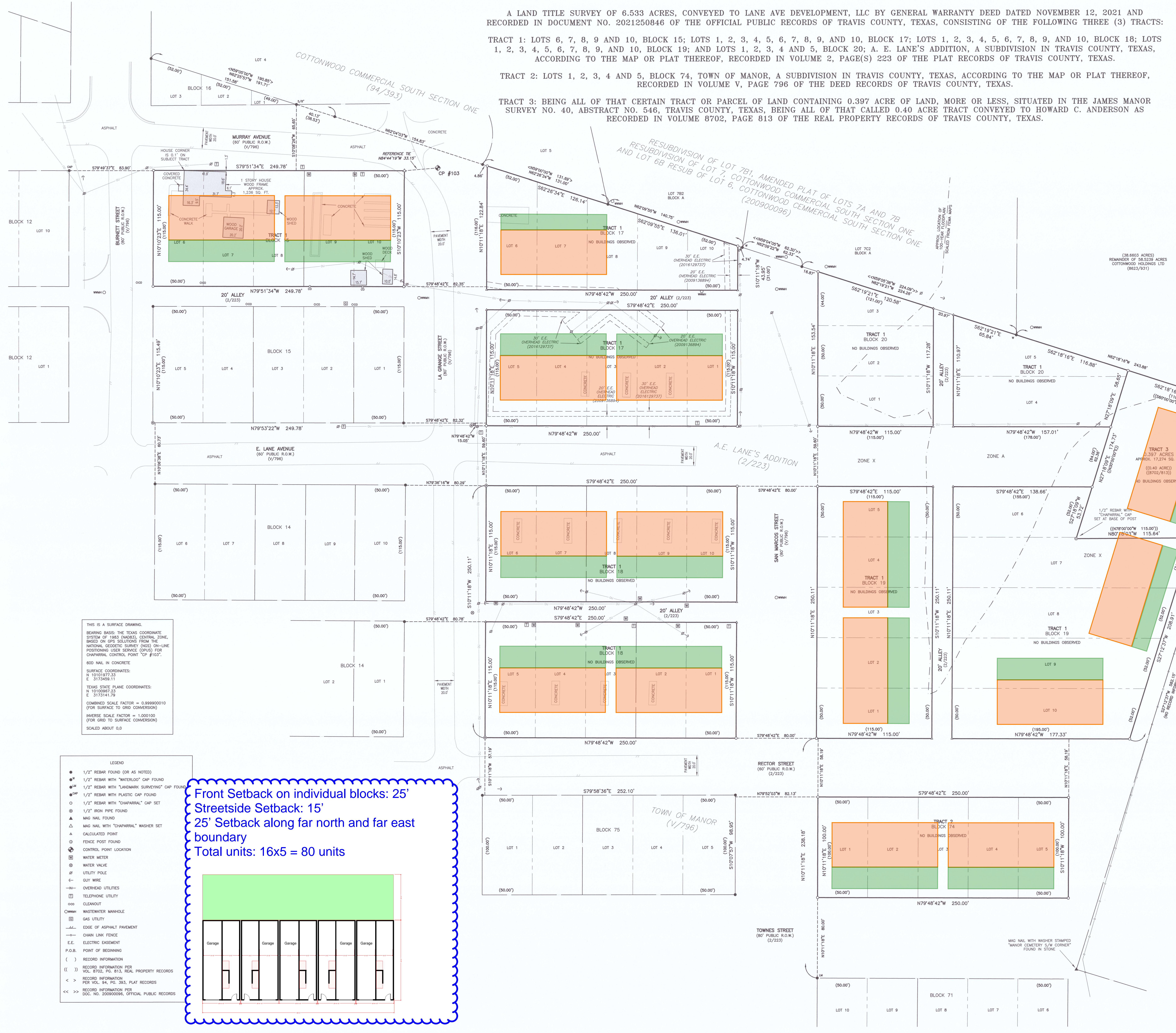
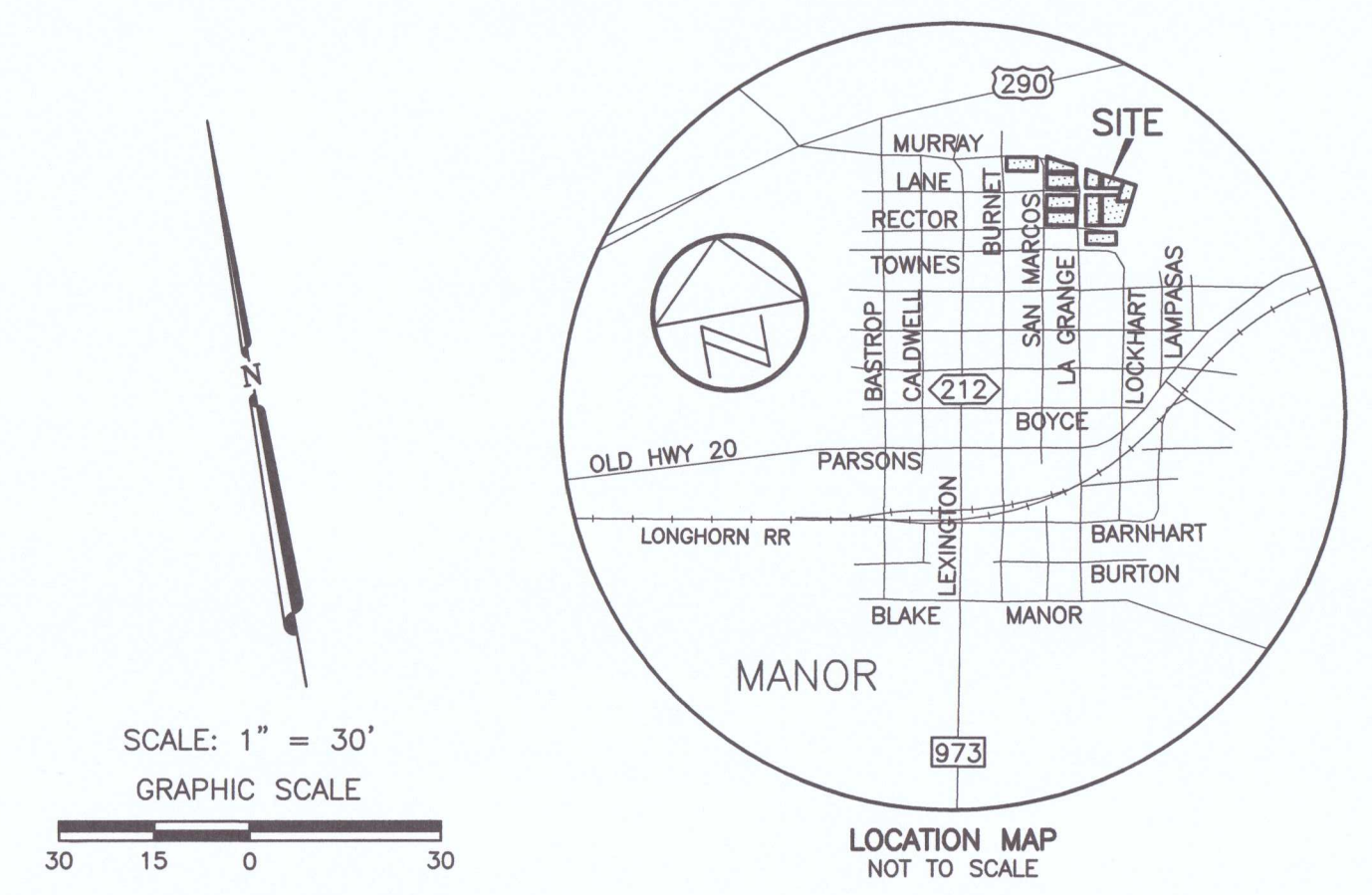


A LAND TITLE SURVEY OF 6.533 ACRES, CONVEYED TO LANE AVE DEVELOPMENT, LLC BY GENERAL WARRANTY DEED DATED NOVEMBER 12, 2021 AND RECORDED IN DOCUMENT NO. 2021250846 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONSISTING OF THE FOLLOWING THREE (3) TRACTS:

TRACT 1: LOTS 6, 7, 8, 9 AND 10, BLOCK 15; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, AND 10, BLOCK 17; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, AND 10, BLOCK 18; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, AND 10, BLOCK 19; AND LOTS 1, 2, 3, 4 AND 5, BLOCK 20; A. E. LANE'S ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2, PAGE(S) 223 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 2: LOTS 1, 2, 3, 4 AND 5, BLOCK 74, TOWN OF MANOR, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME V, PAGE 796 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 3: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.397 ACRE OF LAND, MORE OR LESS, SITUATED IN THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CALLED 0.40 ACRE TRACT CONVEYED TO HOWARD C. ANDERSON AS RECORDED IN VOLUME 8702, PAGE 813 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.



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 "CP #103".  
 600 NAIL IN CONCRETE  
 SURFACE COORDINATES:  
 N 10101972.33  
 E 3173459.11  
 TEXAS STATE PLANE COORDINATES:  
 N 10100957.23  
 E 3173141.79  
 COMBINED SCALE FACTOR = 0.99990010  
 (FOR SURFACE TO GRID CONVERSION)  
 INVERSE SCALE FACTOR = 1.000100  
 (FOR GRID TO SURFACE CONVERSION)  
 SCALED ABOUT 0.0

Front Setback on individual blocks: 25'  
 Streetside Setback: 15'  
 25' Setback along far north and far east boundary  
 Total units: 16x5 = 80 units

- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
  - 1/2" REBAR WITH "WATERLOO" CAP FOUND
  - 1/2" REBAR WITH "LANDMARK SURVEYING" CAP FOUND
  - 1/2" REBAR WITH PLASTIC CAP FOUND
  - 1/2" REBAR WITH "CHAPARRAL" CAP SET
  - 1/2" IRON PIPE FOUND
  - ▲ MAG NAIL FOUND
  - ▲ MAG NAIL WITH "CHAPARRAL" WASHER SET
  - ▲ CALCULATED POINT
  - ▲ FENCE POST FOUND
  - ⊕ CONTROL POINT LOCATION
  - ⊕ WATER METER
  - ⊕ WATER VALVE
  - ⊕ UTILITY POLE
  - ⊕ GUY WIRE
  - ⊕ OVERHEAD UTILITY
  - ⊕ TELEPHONE UTILITY
  - ⊕ CLEANOUT
  - ⊕ WASTEWATER MANHOLE
  - ⊕ GAS UTILITY
  - ⊕ EDGE OF ASPHALT PAVEMENT
  - ⊕ CHAIN LINK FENCE
  - ⊕ E.E. ELECTRIC EASEMENT
  - P.O.B. POINT OF BEGINNING
  - ( ) RECORD INFORMATION
  - ( ) RECORD INFORMATION PER VOL. 8702, PG. 813, REAL PROPERTY RECORDS
  - ( ) RECORD INFORMATION PER VOL. 84, PG. 393, PLAT RECORDS
  - ( ) RECORD INFORMATION PER DOC. NO. 20090096, OFFICIAL PUBLIC RECORDS

**SURVEYOR'S CERTIFICATE:**  
 CERTIFIED TO: Lane Ave Development, LLC, a Texas limited liability company  
 Texas Community Bank  
 First American Title Insurance Company  
 Heritage Title Company of Austin, Inc.  
 I hereby certify that a survey of the property shown herein 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 herein, and that this property does not adjoin a dedicated road right-of-way or access easement, unless noted herein.  
 This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 2, DPSS Land Title Survey, based on the Manual of Practice for Land Surveys in the State of Texas, Thirteenth Edition, effective September 01, 2019, prepared by the Texas Society of Professional Surveyors.  
 Paul J. Flugel  
 2-11-2022  
 Registered Professional Land Surveyor  
 State of Texas No. 5096

**Professional Land Surveying, Inc.**  
 Surveying and Mapping  
 3500 McCall Lane  
 Austin, Texas 78744  
 512-443-1724  
 T.B.P.E.L.S. Firm No. 10124500

PROJECT NO.: 1890-001  
 DRAWING NO.: 1890-001-BASE  
 WORK ORDER: 21049  
 PLOT DATE: 02/11/2022  
 PLOT SCALE: 1" = 30'  
 DRAWN BY: PAJ  
 SHEET 01 OF 01