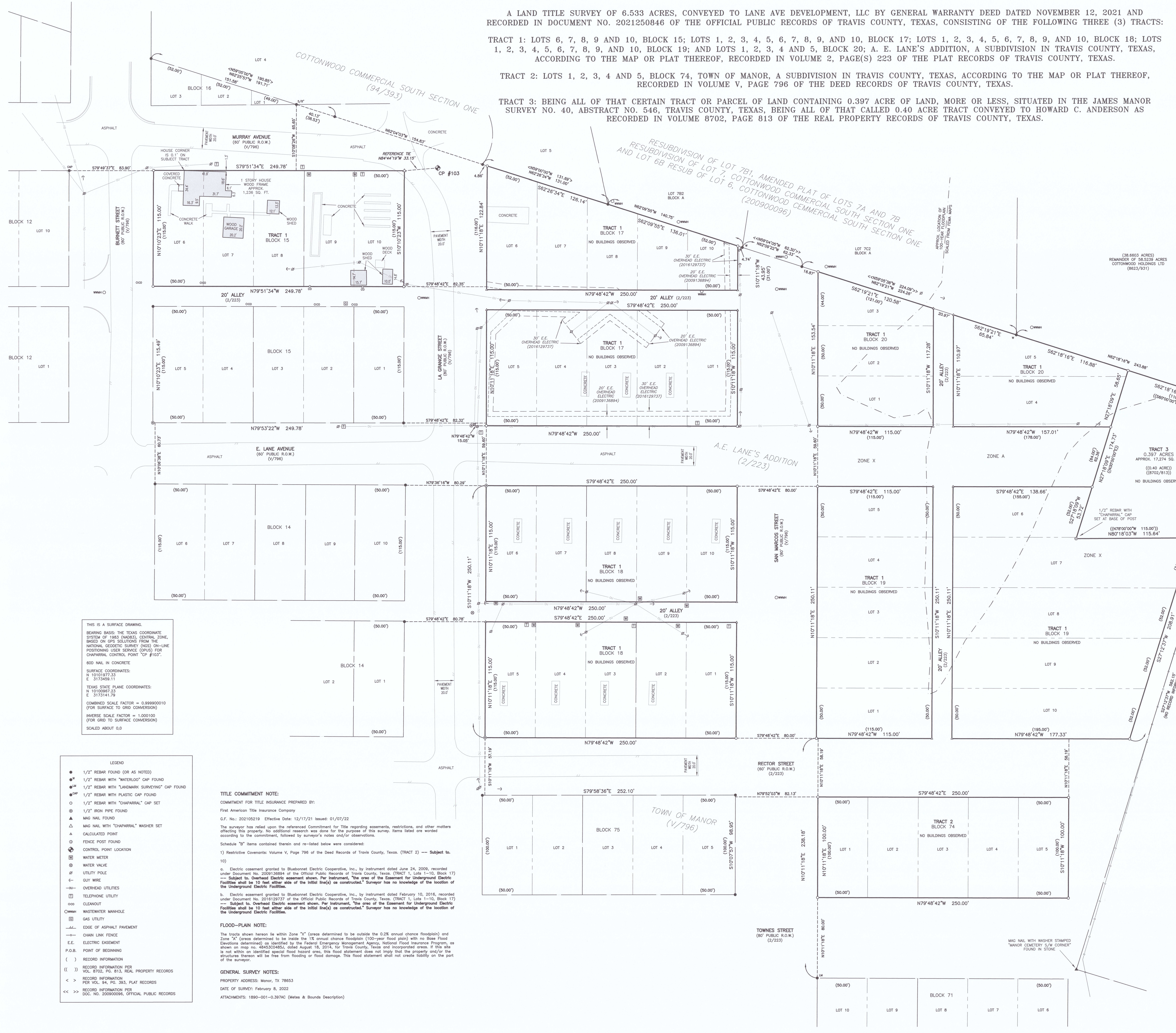
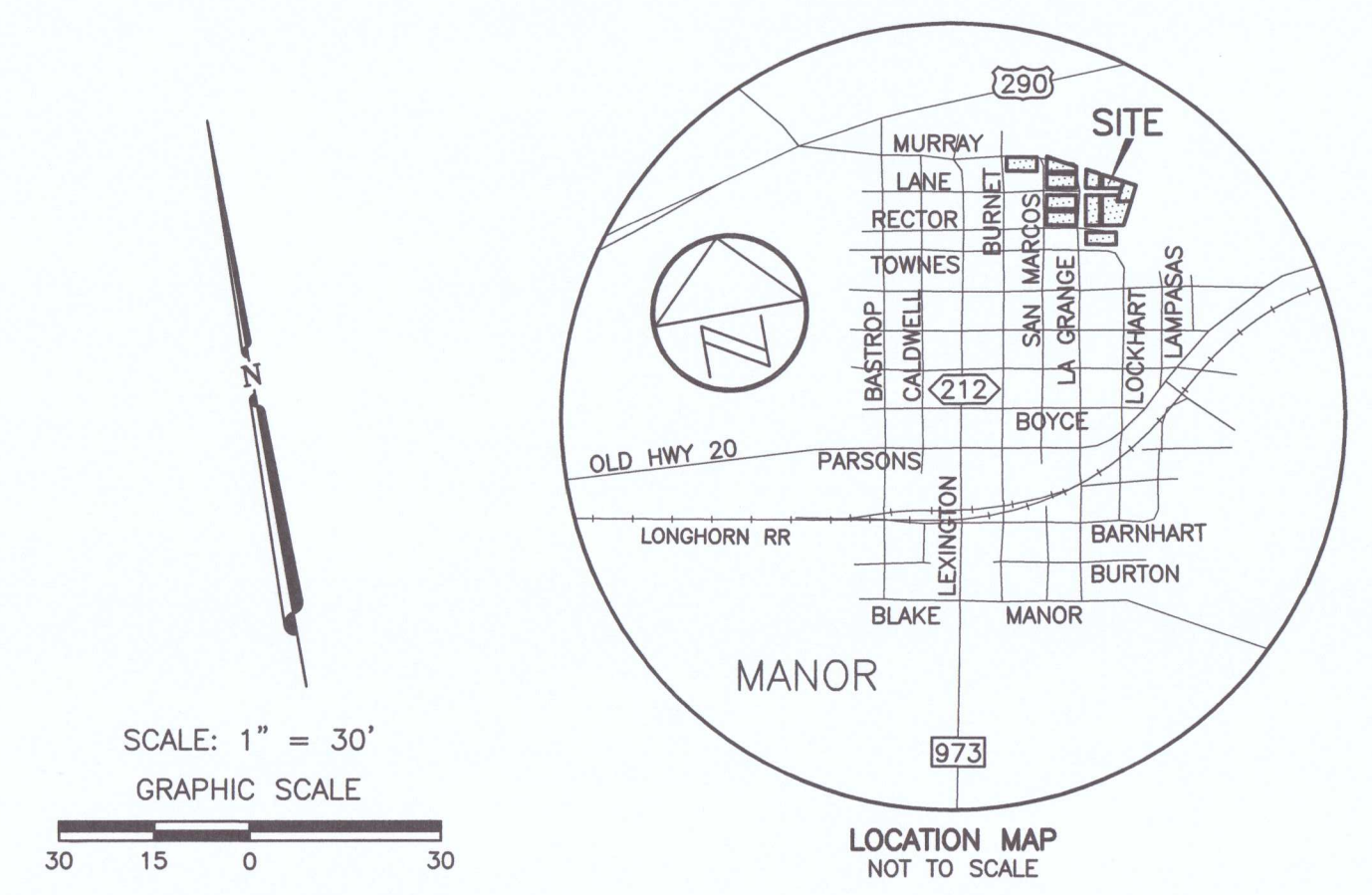


A LAND TITLE SURVEY OF 6.533 ACRES, CONVEYED TO LANE AVE DEVELOPMENT, LLC BY GENERAL WARRANTY DEED DATED NOVEMBER 12, 2021 AND RECORDED IN DOCUMENT NO. 2021250846 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONSISTING OF THE FOLLOWING THREE (3) TRACTS:

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 1010297.23
E 3173459.11
TEXAS STATE PLANE COORDINATES:
N 1010297.23
E 317341.79
COMBINED SCALE FACTOR = 0.99990010
(FOR SURFACE TO GRID CONVERSION)
INVERSE SCALE FACTOR = 1.000100
(FOR GRID TO SURFACE CONVERSION)
SCALED ABOUT 0.0

TITLE COMMITMENT NOTE:
COMMITMENT FOR TITLE INSURANCE PREPARED BY:
First American Title Insurance Company
C.F. No.: 202105219 Effective Date: 12/17/21 Issued: 01/07/22
The surveyor has relied upon the referenced Commitment for Title regarding assessments, restrictions, and other matters affecting this property. No additional research was done for the purpose of this survey. Items listed are warranted according to the commitment, followed by surveyor's notes and/or observations.
Schedule "B" items contained therein and re-listed below were considered:
1) Restrictive Covenants: Volume V, Page 796 of the Deed Records of Travis County, Texas. (TRACT 2) — Subject to 10)
a. Electric easement granted to Bluebonnet Electric Cooperative, Inc., by instrument dated June 24, 2009, recorded under Document No. 2009138989 of the Official Public Records of Travis County, Texas. (TRACT 1, Lots 1-10, Block 17) — Subject to: Overhead Electric easement shown. Per instrument, "the area of the Easement for Underground Electric Facilities shall be 10 feet either side of the initial line(s) as constructed." Surveyor has no knowledge of the location of the Underground Electric Facilities.
b. Electric easement granted to Bluebonnet Electric Cooperative, Inc., by instrument dated February 10, 2016, recorded under Document No. 2016129737 of the Official Public Records of Travis County, Texas. (TRACT 1, Lots 1-10, Block 17) — Subject to: Overhead Electric easement shown. Per instrument, "the area of the Easement for Underground Electric Facilities shall be 10 feet either side of the initial line(s) as constructed." Surveyor has no knowledge of the location of the Underground Electric Facilities.

FLOOD-PLAIN NOTE:
The tracts shown herein lie within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) and Zone "A" (areas determined to be inside the 1% annual chance floodplain (100-year flood plain) with no Base Flood Elevations determined) as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map no. 4845300485A, dated August 18, 2014, 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.

GENERAL SURVEY NOTES:
PROPERTY ADDRESS: Manor, TX 78653
DATE OF SURVEY: February 8, 2022
ATTACHMENTS: 1890-001-0397AC (Metes & Bounds Description)

- 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
- ⊕ GUY WIRE
- ⊕ OVERHEAD UTILITY
- ⊕ TELEPHONE UTILITY
- ⊕ CLEANOUT
- ⊕ WASTEWATER MANHOLE
- ⊕ GAS UTILITY
- ⊕ EDGE OF ASPHALT PAVEMENT
- ⊕ CHAIN LINK FENCE
- ⊕ E.E. ELECTRIC EASEMENT
- ⊕ 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. 200900096, 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 hereon, and that this property does not adjoin a dedicated road right-of-way or access easement, unless noted hereon.
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
Paul J. Flugel Date
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