

Waterloo Surveyors Inc.
SURVEY PLAT

OWNER:
URBAN COYOTE RE. LLC,

ADDRESS:
10030 MANCHACA ROAD

LEGAL DESCRIPTION:

2.9687 ACRES OF LAND, MORE OR LESS, OUT OF THE WALKER WILSON LEAGUE NO. 2, IN TRAVIS COUNTY, TEXAS, SAME BEING ALL OF THAT 3.0 ACRES OF LAND RECORDED IN VOLUME 3224, PAGE 808, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN 0.044 ACRE OF LAND CONVEYED TO THE STATE OF TEXAS, FOR HIGHWAY PURPOSES IN VOLUME 11945, PAGE 663, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS,

AS PER FIRST AMERICAN TITLE COMPANY COMMITMENT NO. 201403016:

- SCHEDULE B-ITEM 10
 (a) ELECTRIC EASEMENT IN VOLUME 545, PAGE 613, DEED RECORDS, DOES NOT AFFECT THE SUBJECT PROPERTY(DOWN OLD US 81)
 (b) ELECTRIC EASEMENT IN VOLUME 548, PAGE 362, DEED RECORDS, DOES NOT AFFECT THE SUBJECT PROPERTY(DOWN OLD US 81)
 (c) ELECTRIC EASEMENT IN VOLUME 554, PAGE 328, DEED RECORDS, DOES NOT AFFECT THE SUBJECT PROPERTY(RUNS EAST/WEST ONLY)
 (d) 20 FOOT WIDE WASTEWATER EASEMENT IN VOLUME 11560, PAGE 216, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, DOES AFFECT THE SUBJECT PROPERTY(AS SHOWN)
 (e) ANY AND ALL LEASES, RECORDED OR UNRECORDED, WITH RIGHTS OF TENANTS IN POSSESSION.
 (f) EASEMENTS OR CLAIMS OF EASEMENTS WHICH ARE NOT RECORDED.
 (g) RIGHTS OF PARTIES IN POSSESSION.
 (h) FENCES INSET AND OUTSET AS SHOWN ON THE SURVEY.

"THIS SURVEY WAS PERFORMED FOR AND CERTIFIED TO URBAN COYOTE RE, LLC., TO HERITAGE TITLE COMPANY OF AUSTIN INC., AND FIRST AMERICAN TITLE INSURANCE COMPANY AS PER GF NO. 201403016."



LEGEND

- FOUND 1/2" IRON ROD FIR
- HOG WIRE FENCE -X-X-X-X-
- CHAIN LINK FENCE -s-s-s-s-
- GATE -M-M-
- OVERHEAD ELECTRIC & POWER POLE -e-o-e-e-
- 4" CLEANOUT ○
- SANITARY SEWER MANHOLE SIGN ⊙
- FIRE HYDRANT ⦿
- WATER METER ⊙

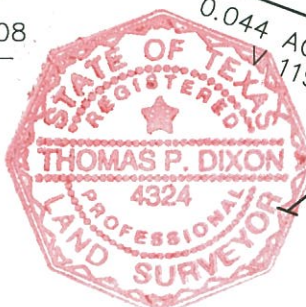
SCALE
1"=50'

State of Texas:
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey. Dated: December 17, 2014
ADDED COMMITMENT 3/3/15

And I certify that the property shown hereon IS PARTIALLY within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 48453C0590H

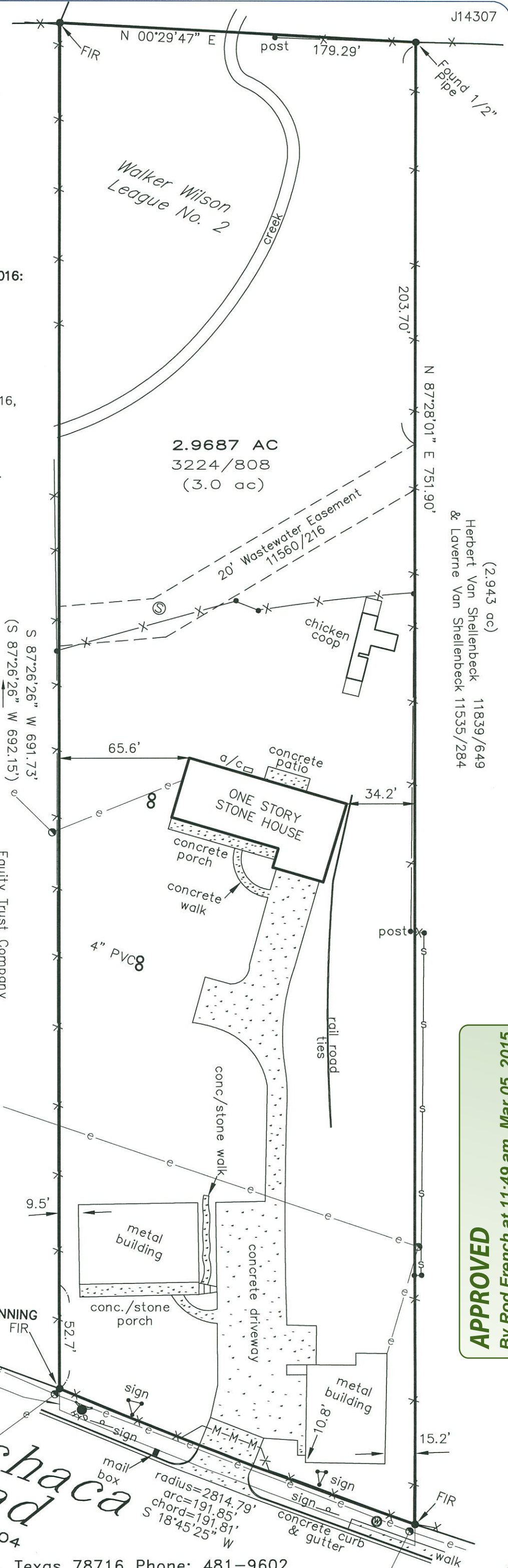
Zone: AE Dated: 09/26/08



Thomas P. Dixon
Thomas P. Dixon R.P.L.S. 4324

Manchaca Road
FM 2304

Equity Trust Company
d.b.a. Sterling Trust FBO Lon Kay Jondron
Document No. 2009185499
(2.93 acres)



(2.943 ac)
Herbert Van Shellenbeck 11839/649
& Laverne Van Shellenbeck 11535/284

APPROVED
By Rod French at 11:49 am, Mar 05, 2015