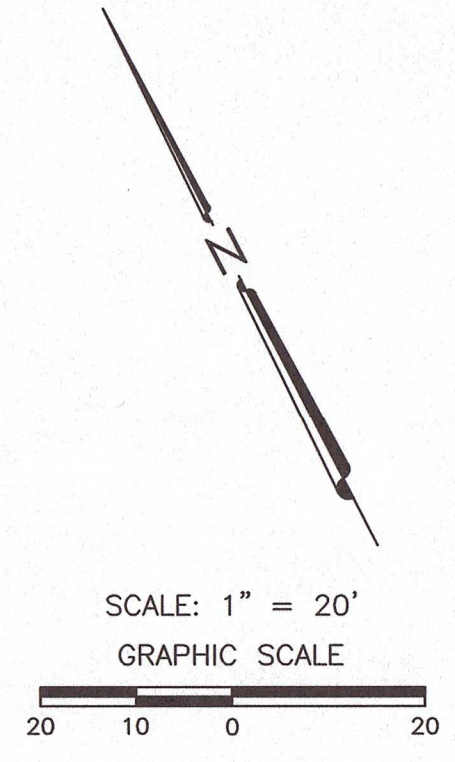
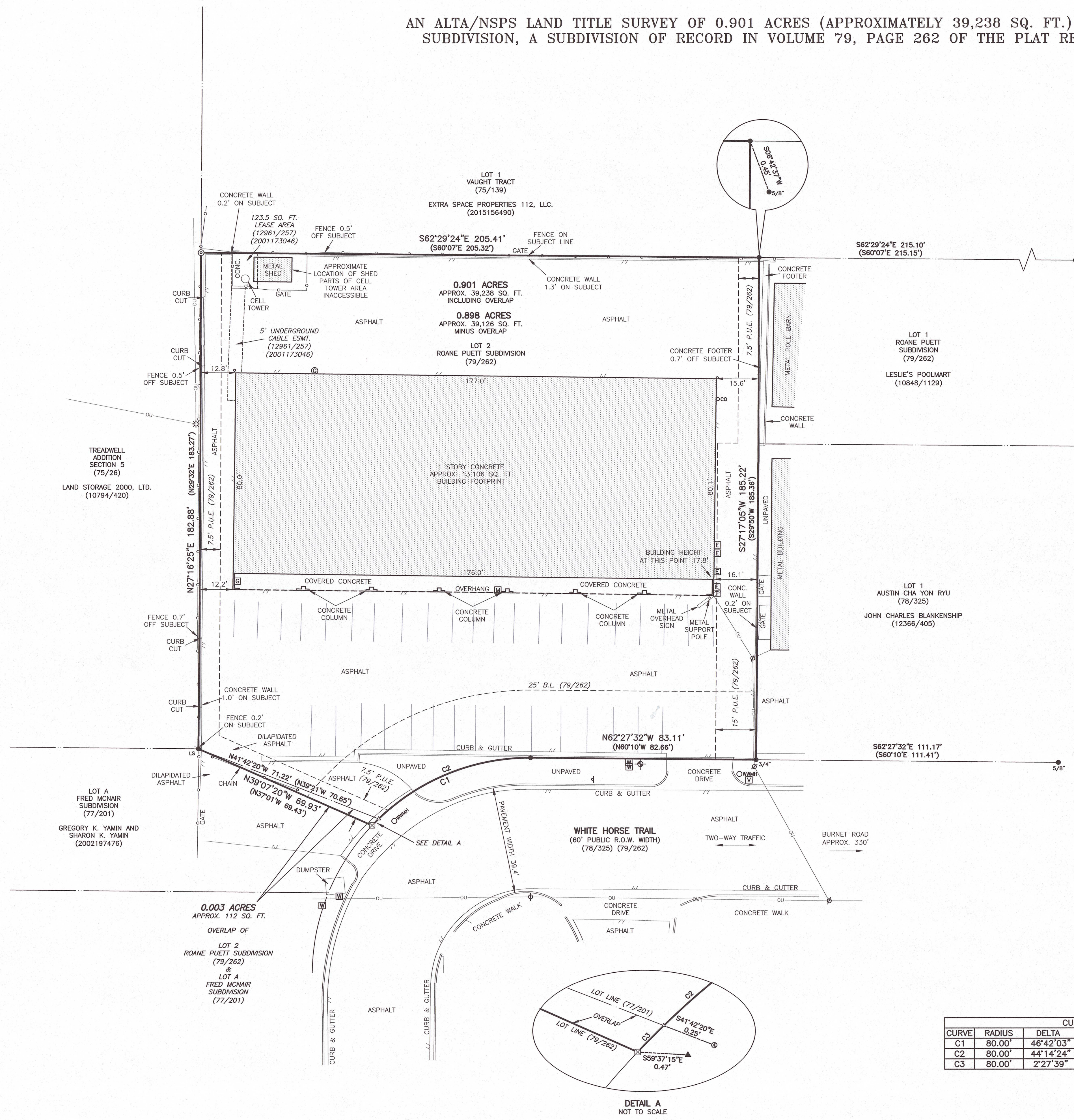
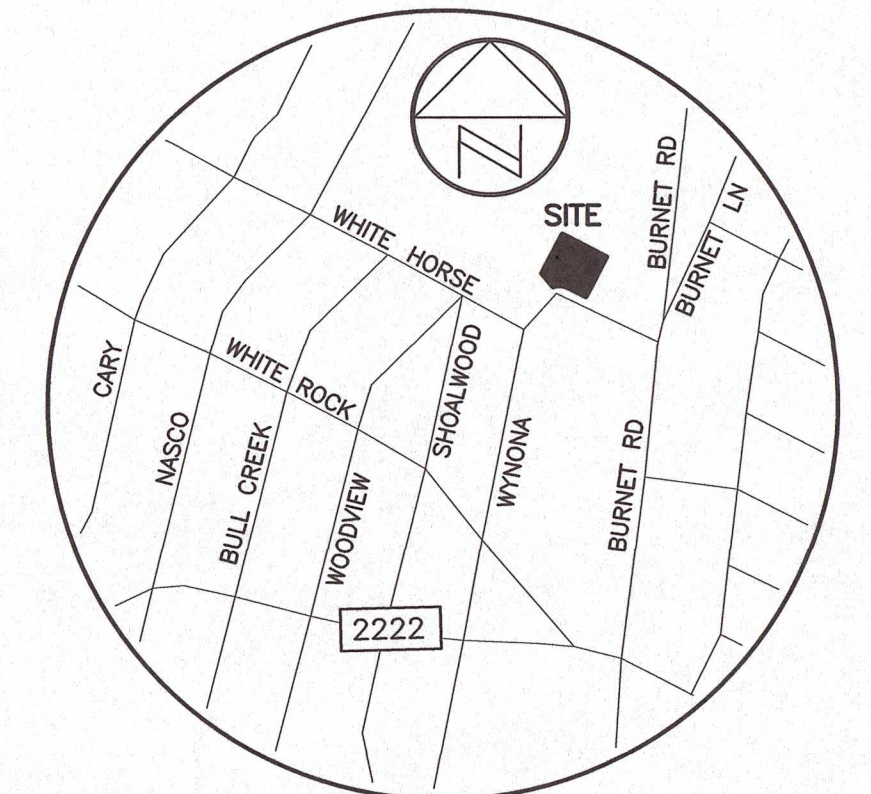


AN ALTA/NSPS LAND TITLE SURVEY OF 0.901 ACRES (APPROXIMATELY 39,238 SQ. FT.) BEING ALL OF LOT 2, ROANE PUETT SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 79, PAGE 262 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.



LEGEND

- 1/2" REBAR WITH "LANDMARK SURVEYING" CAP FOUND
- 1/2" REBAR FOUND (OR AS NOTED)
- ⊙ 5/8" IRON PIPE FOUND (OR AS NOTED)
- ⊙ METAL SPIKE FOUND
- ▲ NAIL IN CONCRETE FOUND
- ⊙ DRILL HOLE IN CONCRETE FOUND
- ⊙ "X" IN CONCRETE FOUND
- ▲ CALCULATED POINT
- ⊙ WATER METER
- ⊙ FIRE HYDRANT
- ⊙ UTILITY POLE
- ⊙ BOLLARD
- ⊙ ELECTRIC UTILITY
- ⊙ LIGHT POLE
- ⊙ TELEPHONE RISER
- ⊙ GAS METER
- ⊙ GAS VALVE
- ⊙ CLEANOUT
- ⊙ WASTEWATER MANHOLE
- ⊙ SIGN
- ⊙ MAILBOX
- ⊙ UTILITY VAULT
- o— OVERHEAD UTILITIES
- /— EDGE OF ASPHALT PAVEMENT
- o— CHAIN LINK FENCE
- /— METAL FENCE
- /— B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- () RECORD INFORMATION

TITLE COMMITMENT NOTE:
 COMMITMENT FOR TITLE INSURANCE PREPARED BY:
 TITLE RESOURCES GUARANTY COMPANY
 G.F. No.: 2340590-COM Effective Date: 11/3/2023 Issued: 11/13/2023

The 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. Items listed are worded according to the commitment, followed by surveyor's notes and/or observations.

Schedule "B" items contained therein and re-listed below were considered:
 Restrictive Covenants: Volume 79, Page 262, Plat Records, Travis County, Texas. — Subject to
 10e. Building setback lines as set forth on the recorded plat and dedication set out in Schedule A hereof and being 25' along the front property line. — Subject to, as shown
 10f. Easement as shown on the plat and dedication set out in Schedule A hereof:
 Purpose: public utility
 Location: 7.5' along the northwesterly, southwesterly and the rear portion of the southeasterly property lines — Subject to, as shown
 10g. Easement as shown on the plat and dedication set out in Schedule A hereof:
 Purpose: public utility
 Location: 15' along the front portion of the southeasterly property line — Subject to, as shown
 10h. Easement: Recorded: Volume 1437, Page 232, Deed Records, Travis County, Texas.
 To: the City of Austin
 Purpose: storm water drainage way and enclosed storm sewer easement — Does not affect
 10i. Terms, Conditions, and Stipulations in the Lease and Rental Agreement and Security Agreement by and between Mark Cashman (Assignor) and Joe F. Gray (Assignee):
 Recorded: Volume 11896, Page 368, Real Property Records, Travis County, Texas. — Subject to, not plottable
 10j. Terms, Conditions, and Stipulations in the Memorandum of Lease Agreement by and between Mark Cashman (Landlord) and GTE Mobinet of South Texas Limited Partnership (Tenant):
 Recorded: Volume 12961, Page 257, Real Property Records, Travis County, Texas. Said Memorandum of Lease Agreement being further affected by that certain Assignment and Assumption Agreement executed by and between GTE Wireless Incorporated and Crown Castle OT Company LLC, recorded in Document No. 2001173046, Official Public Records, Travis County, Texas. — Subject to, easement areas shown

FLOOD-PLAIN NOTE:
 The tract shown hereon lies within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map no. 484530P4553, dated January 6, 2016 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.

ALTA/NSPS SURVEY NOTES:
 (Table A, Item 7b1)
 Square footage of buildings, if shown, is based on the outside, ground floor footprint. Unless noted otherwise, the surveyor has not accessed the inside of the building for measurement purposes.

GENERAL SURVEY NOTES:
 PROPERTY ADDRESS: 2110 White Horse Trail, Austin, TX 78757
 ATTACHMENTS: None

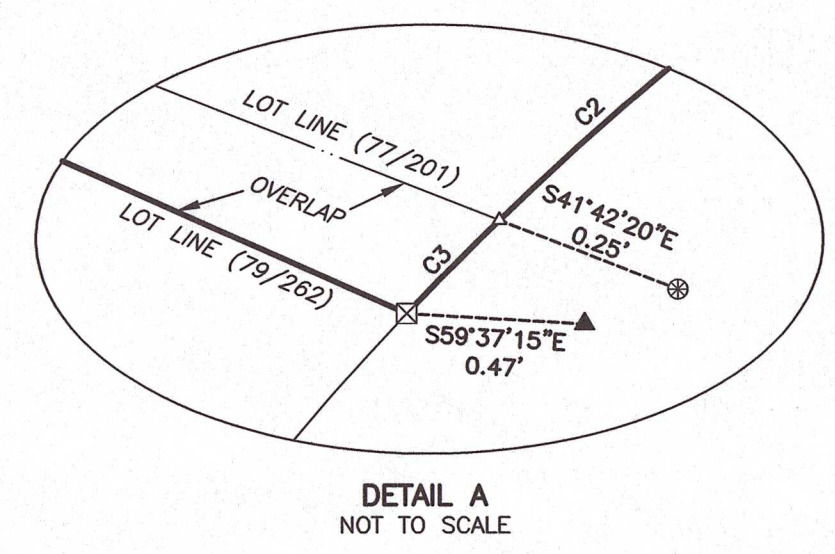
BEARING BASIS:
 THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, UTILIZING THE SMARTNET NORTH AMERICA NETWORK.

SURVEYOR'S CERTIFICATE:
 CERTIFIED TO:
 • The Unknown Heirs and devisees at Law of the Estate of Mark Eugene Cashman, deceased
 • Independence Title
 • Title Resources Guaranty Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 7a, 7b1, 7c, 8, 9 and 14 of Table A thereof.

The field work was completed on November 3, 2023.

Joe Ben Early, Jr. Date 11/16/23
 Registered Professional Land Surveyor
 State of Texas No. 6016
 joby@earlysurveying.com



CURVE TABLE

| CURVE | RADIUS | DELTA | ARC | BEARING | CHORD | (RECORD CHORD) |
|-------|--------|-----------|--------|-------------|--------|-------------------|
| C1 | 80.00' | 46°42'03" | 65.21' | N86°08'45"W | 63.42' | (N83°30'W 62.91') |
| C2 | 80.00' | 44°14'24" | 61.77' | N84°54'56"W | 60.25' | |
| C3 | 80.00' | 2°27'39" | 3.44' | S71°44'03"W | 3.44' | |

Joe Ben Early, Jr.
R.P.L.S. No. 6016

EARLY LAND SURVEYING

A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPLS FIRM NO. 10194487

PROJECT NO.: 1206-001
DRAWING NO.: 1206-001-BASE
PLOT DATE: 11/16/23
PLOT SCALE: 1" = 20'
DRAWN BY: SAN & JBE
SHEET 01 OF 01