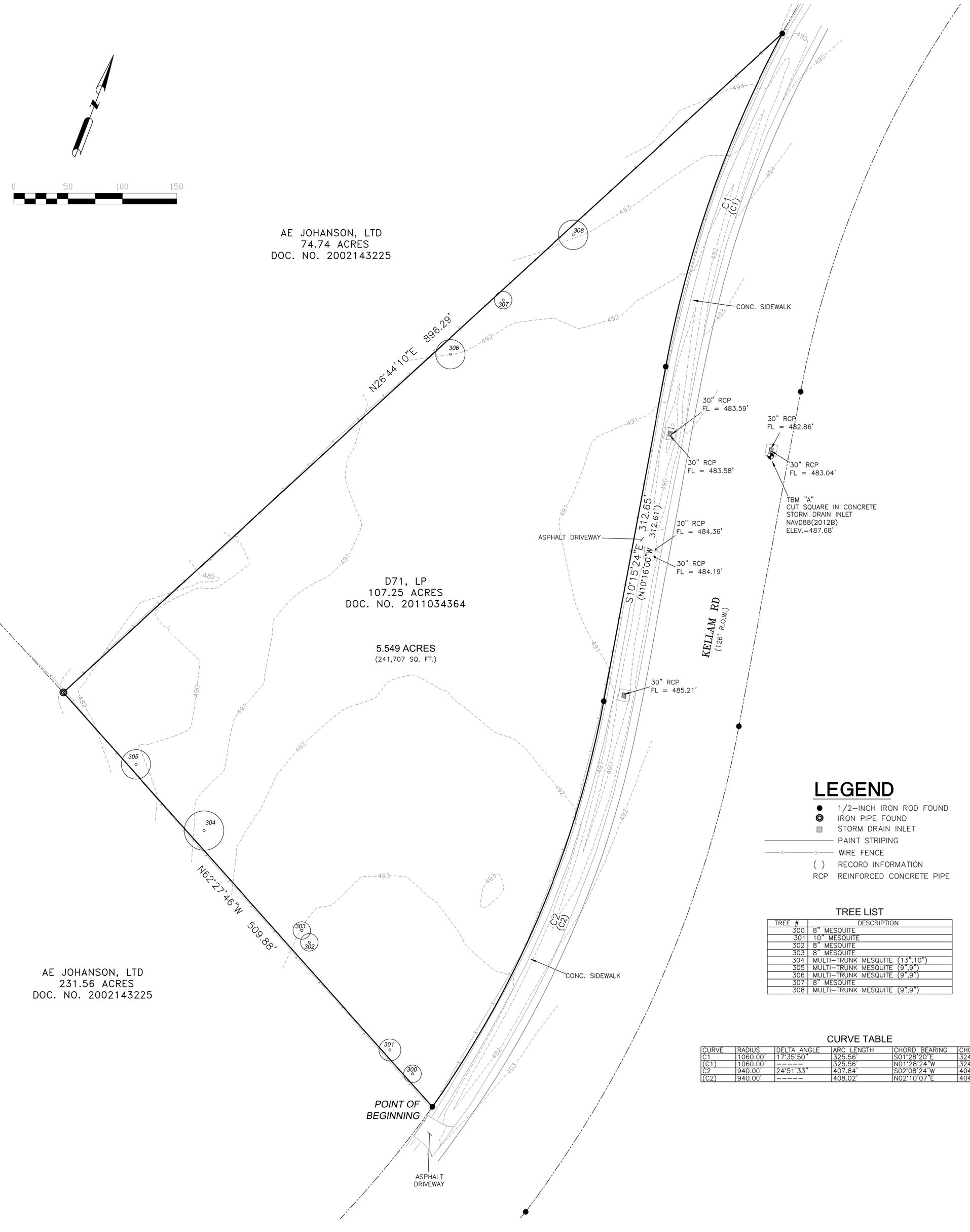

LEGEND

- ● 1/2-INCH IRON ROD FOUND
- ⊙ IRON PIPE FOUND
- ▩ STORM DRAIN INLET
- PAINT STRIPING
- WIRE FENCE
- ( ) RECORD INFORMATION
- RCP REINFORCED CONCRETE PIPE

TREE LIST

TREE #	DESCRIPTION
300	8" MESQUITE
301	10" MESQUITE
302	8" MESQUITE
303	8" MESQUITE
304	MULTI-TRUNK MESQUITE (13",10")
305	MULTI-TRUNK MESQUITE (9",9")
306	MULTI-TRUNK MESQUITE (9",9")
307	8" MESQUITE
308	MULTI-TRUNK MESQUITE (9",9")

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1060.00'	17°35'50"	325.56'	S01°28'20"E	324.28'
(C1)	1060.00'	------	325.56'	N01°28'24"W	324.28'
C2	940.00'	24°51'33"	407.84'	S02°08'24"W	404.65'
(C2)	940.00'	------	408.02'	N02°10'07"E	404.83'

IN REFERENCE TO KEY TITLE GROUP TITLE COMMITMENT NO. KTGAUS-C-22-1017, EFFECTIVE DATE MARCH 23, 2022, THE FOLLOWING SURVEY-RELATED MATTERS OF TITLE ARE LISTED BELOW:

SCHEDULE B:

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:

   RECORDED IN/UNDER CLERK'S FILE NO. 2017167137, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
   -SUBJECT TO

10A. RIGHT-OF-WAY EASEMENT GRANTED TO GARFIELD WATER SUPPLY CORPORATION, AS RECORDED IN VOLUME 3188, PAGE 847, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.
– SUBJECT TO; BLANKET-TYPE EASEMENT, NOT PLOTTABLE

10B. RIGHT-OF-WAY EASEMENT GRANTED TO GARFIELD WATER SUPPLY CORPORATION, AS RECORDED IN VOLUME 3237, PAGE 1794, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.
– SUBJECT TO; BLANKET-TYPE EASEMENT, NOT PLOTTABLE

10C. RIGHT-OF-WAY EASEMENT GRANTED TO GARFIELD WATER SUPPLY CORPORATION, AS RECORDED IN VOLUME 3941, PAGE 1182, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.
– SUBJECT TO; BLANKET-TYPE EASEMENT, NOT PLOTTABLE

10E. RIGHT-OF-WAY EASEMENT LOCATED ON SUBJECT PROPERTY GRANTED TO GARFIELD WATER SUPPLY CORPORATION BY INSTRUMENT RECORDED IN/UNDER CLERK'S FILE NO. 2011063334 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
– SUBJECT TO; BLANKET-TYPE EASEMENT, NOT PLOTTABLE

10F. WATER LINES EASEMENT LOCATED ON SUBJECT PROPERTY GRANTED TO CITY OF AUSTIN, TEXAS, BY INSTRUMENT RECORDED IN/UNDER CLERK'S FILE NO. 2013098092 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
– DOES NOT AFFECT

10G. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS SHOWN AND/OR STATED IN INSTRUMENTS RECORDED IN/UNDER CLERK'S FILE NO. 2017167137, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
– SUBJECT TO; EASEMENTS DO NOT AFFECT THIS TRACT

10H. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN PRIVATE ACCESS EASEMENT AGREEMENT RECORDED IN/UNDER CLERK'S FILE NO. 2018023869, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
– DOES NOT AFFECT THIS TRACT

10I. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN POSSESSION AND USE AGREEMENT RECORDED IN/UNDER CLERK'S FILE NO. 2018103413, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
– DOES NOT AFFECT THIS TRACT

10J. RIGHT-OF-WAY EASEMENT CONTAINED IN INSTRUMENT RECORDED IN/UNDER CLERK'S FILE NO. 2019027848, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
– SUBJECT TO; BLANKET-TYPE EASEMENT, NOT PLOTTABLE

10K. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN RIGHT OF ENTRY AND POSSESSION RECORDED IN/UNDER CLERK'S FILE NO. 2019170290, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
– DOES NOT AFFECT THIS TRACT

10L. WATER LINE EASEMENT LOCATED ON SUBJECT PROPERTY GRANTED TO CITY OF AUSTIN, TEXAS, NY INSTRUMENT RECORDED IN/UNDER CLERK'S FILE NO. 2020026966, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
– DOES NOT AFFECT THIS TRACT

NOTES:

1. ONLY VISIBLE, ABOVE GROUND EVIDENCE OF IMPROVEMENTS AND UTILITIES IS SHOWN HEREON.
2. THERE IS NO VISIBLE EVIDENCE AT TIME OF SURVEY OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
3. SURVEYOR IS NOT AWARE OF ANY PROPOSED RIGHT-OF-WAY CHANGES OR WIDENING AT TIME OF SURVEY.
4. THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DEPICTED ON F.E.M.A. FEDERAL INSURANCE RATE MAP PANEL NO. 48453C0640K, DATED JANUARY 22, 2020.
5. THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD 83(2011), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.
6. THE BASIS OF ELEVATIONS SHOWN HEREON IS NAVD88(2012B).
7. A METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED TO ACCOMPANY THIS SURVEY AND CAN BE REFERENCED AS FIELDNOTE FILE NO. 2022.061.

SURVEYOR'S CERTIFICATION:

TO: RAVI POLISHETTY; D 71, LP, A TEXAS LIMITED PARTNERSHIP; KEY TITLE GROUP – AUS; AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY: I HEREBY CERTIFY THAT AN INSPECTION WAS MADE IN MARCH, 2022 ON THE GROUND OF THE TRACT OF LAND AS SHOWN HEREON AND THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY AND IN GOOD STANDING IN THE STATE OF TEXAS; (II) THE SURVEY WAS CONDUCTED BY ME AND UNDER MY DIRECT SUPERVISION; (III) THIS SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON ARE TRUE, CORRECT AND ACCURATE TO THE BEST OF MY ABILITIES AND WERE PREPARED FROM AN ACTUAL ON-THE-GROUND STAKED SURVEY OF THE REAL PROPERTY (THE 'SUBJECT PROPERTY') SHOWN HEREON; (IV) THIS SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON WAS MADE FOR THE BENEFIT OF AND RELIANCE BY THE PARTIES LISTED ABOVE WITH RESPECT TO KEY TITLE GROUP TITLE COMMITMENT OF NO. KTGAUS-C-22-1017, EFFECTIVE DATE MARCH 23, 2022; (V) THE PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY AS SHOWN HEREON AND THE DISTANCE OF THE SUBJECT PROPERTY FROM THE NEAREST INTERSECTING STREET OR ROAD IS SHOWN HEREON; (VI) EXCEPT AS SHOWN HEREON, THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, IMPROVEMENTS, OVERLAPPING OF IMPROVEMENTS, SET-BACK LINES, EASEMENTS OR ROADWAYS; (VII) ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THE LOCATION, SIZE AND TYPE OF MATERIAL THEREOF ARE CORRECTLY SHOWN; (VIII) THE SIZE, LOCATION AND TYPE OF IMPROVEMENTS ARE SHOWN HEREON AND ALL ARE LOCATED WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY AND ARE SET BACK FROM THE SUBJECT PROPERTY BOUNDARY LINES THE DISTANCE INDICATED; (IX) THE BOUNDARIES, DIMENSIONS, OTHER DETAILS AND THE NUMBER OF GROSS ACRES AND GROSS SQUARE FEET SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY ABILITIES; (X) THE LOCATION OF THE SUBJECT TRACT ON THE F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 48453C0640K, EFFECTIVE DATE OF JANUARY 22, 2020 INDICATES THAT THE SUBJECT TRACT LIES WITH ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) (XI) THERE IS NO PHYSICAL EVIDENCE OF POSSESSION OF THE SUBJECT PROPERTY BY ANY PARTY EXCEPT AS SHOWN HEREON AND (XII) THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS FOR A CATEGORY 1A, CONDITION III SURVEY UNDER THE MOST CURRENT EDITION OF THE MANUAL OF PRACTICE FOR LAND SURVEYING IN TEXAS (TEXAS SOCIETY OF PROFESSIONAL SURVEYORS)".

ABRAM C. DASHNER
RPLS NO. 5901
6448 E. HWY. 290
STE. B-105
AUSTIN, TX 78723

STATE OF TEXAS
REGISTERED
ABRAM C. DASHNER
5901
PROFESSIONAL
LAND SURVEYOR

REV	REVISION / DESCRIPTION	DATE

CLIENT INFORMATION

TEXAS SPARKS
CONSTRUCTIONS LLC

ABRAM DASHNER RPLS, LLC
6448 E. HWY. 290 STE. B-105
AUSTIN, TX 78723
TBPLS NO. 10194420

5.549 ACRES OUT OF THE JOSE ANTONIO NAVARRO SURVEY, ABSTRACT NO. 18, IN TRAVIS COUNTY, TEXAS AND BEING OUT OF THAT CERTAIN 107.25 ACRE TRACT CONVEYED TO D 71, L.P., BY DEED OF RECORD IN DOCUMENT NO. 2011034364, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LAND TITLE, TREE & TOPOGRAPHIC SURVEY

MARCH 31, 2022

CHECKED BY:
AD

JOB NUMBER: 195-04
ISSUE DATE: 04/05/2022
SHEET:

FILE: T:\ABRAM DASHNER RPLS\195-04\195-04TI.DWG PLOTTED BY: CAD STATION 2 PLOTTED ON: 04/05/22 2:04:42 PM