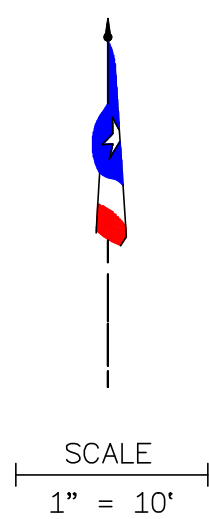


OWNER:  
TBDADDRESS:  
1600 LAVACA STREET,  
AUSTIN, TX 78701

## GENERAL DESCRIPTION:

TRACT #1.  
ALL THAT CERTAIN TRACT OR PARCEL OF LAND LOCATED AT 1600 LAVACA STREET, BEING THE SOUTH 83 FEET, MORE OR LESS, OF THE EAST 1/2 OF OUTLOT NO 37, IN DIVISION "E", IN THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, PER MAP OR PLAT THEREOF ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS.  
(PARCEL #02100222150000)

Waterloo Surveyors  
**SURVEY PLAT**  
AS-BUILT SURVEY

LEGEND	
FOUND DIVOT	⊙
FOUND IRON ROD	● F.I.R.
SET 60D NAIL IN CONC.	△
SET IRON ROD WITH CAP	⊙ S.I.R.C.
SET/ENGRAVE "X" IN CONC.	✕
BUILDING SETBACK LINE	BL.
CITY OF AUSTIN ZONING	C.O.A.
DEED RECORDS, TRAVIS COUNTY, TEXAS	D.R.T.C.T.
ELECTRIC METER	ⓔ
IRON FENCE	—○—
MEASURED CALL	Ⓜ
PARKING METER	○
RECORD CALL	Ⓡ
SIGN POST	Ⓢ
SQUARE FOOTAGE	SQ. FT.
STREET LIGHT POLE	Ⓛ
UTILITY LINE	—P—
UTILITY POLE/GUY ANCHOR	Ⓢ→
WATER METER	Ⓦ
WATER VALVE	Ⓥ
ASPHALT	▒
BUILDING	▨
CONCRETE (CONC.)	▩

DOC. #2017198802  
D.R.T.C.T.

20' ALLEY

B H F LIMITED PARTNERSHIP  
PART OF OUTLOT 37, DIVISION "E", IN THE CITY  
OF AUSTIN, TRAVIS COUNTY, TEXAS  
DOC. #2001151267  
D.R.T.C.T.ONE STORY  
COMMERCIAL BUILDING  
BRICKSOUTH 83' OF THE EAST 1/2 OF  
OUTLOT NO 37, IN DIVISION "E", IN THE  
ORIGINAL CITY OF  
AUSTIN, TRAVIS COUNTY,  
TEXAS  
DOC. #2000007109  
D.R.T.C.T.  
10,624 SQ. FT.

LAVACA STREET

WEST 16th STREET

## GENERAL NOTES:

1) THE PROPERTY SHOWN HEREON IS NOT 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: 48453C0465K, ZONE: "X", DATED: 1/22/2020.

2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE, AND MAY BE SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS NOT SHOWN HEREON. NO ADDITIONAL EASEMENT RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY.

3) BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM - TEXAS CENTRAL 4203. ALL DISTANCES ARE SURFACE.

4) THIS SURVEYOR RECOGNIZES THAT THE MONUMENTS FOUND AT SITE ARE OUT OF TOLERANCE, HOWEVER, MUST ACCEPT THEM AS "AS SET ON THE GROUND AND MUST BE HELD AS CORRECT DUE TO THEIR SIMILARITY TO OTHERS FOUND IN THE AREA (IE: SIZE, CONDITION)" AS BONA FIDE CORNERS.

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 substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category IB Conditions II Survey.

I Karl E. Atkins, a Texas Registered Professional Land Surveyor do hereby certify to the land owners, that this the above survey, represents an on the ground survey conducted under my supervision this the 10th day of October, 2025 and is true and correct to the best of my knowledge.

15511 Hwy 71 W Ste 110 PMB# 118, Bee Caves, Texas 78738 Phone: 481-9602 FIRM #10124400

Karl E. Atkins  
Karl E Atkins, RPLS 4618  
October 15th, 2025  
Date of Signature  
Drawn by: TJY