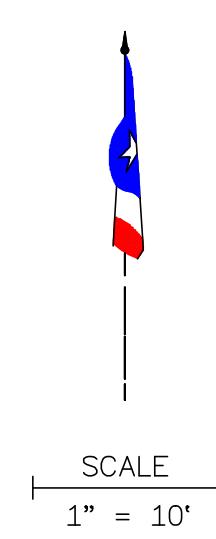


Waterloo Surveyors
SURVEY PLAT
AS-BUILT SURVEY

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)



LEGEND
FOUND DIVOT
FOUND IRON ROD
SET 60D NAIL IN CONC.
SET IRON ROD WITH CAP
SET/ENGRAVE "X" IN CONC.

BUILDING SETBACK LINE B.L.
CITY OF AUSTIN ZONING C.O.A.
DEED RECORDS, TRAVIS COUNTY, TEXAS D.R.T.C.T.
ELECTRIC METER E
IRON FENCE
MEASURED CALL (M)
PARKING METER O
RECORD CALL (R)
SIGN POST Q
SQUARE FOOTAGE SQ. FT.
STREET LIGHT POLE
UTILITY LINE P
UTILITY POLE/GUY ANCHOR
WATER METER W
WATER VALVE V

ASPHALT
BUILDING
CONCRETE (CONC.)

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

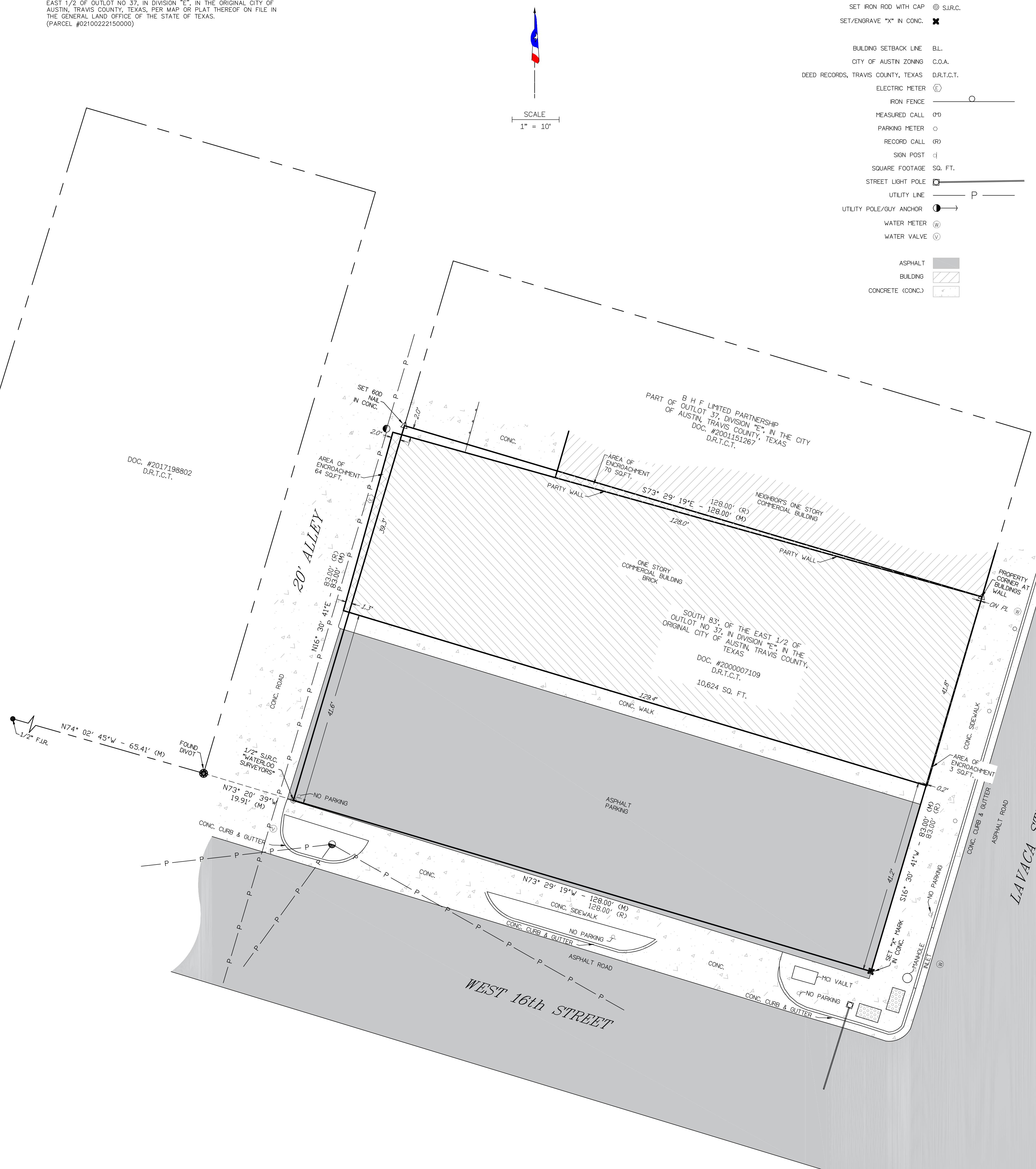
PART OF B H F LIMITED PARTNERSHIP
OF OUTLOT 37, DIVISION "E", IN THE CITY
OF AUSTIN, TRAVIS COUNTY, TEXAS
DOC. #2001151267
D.R.T.C.T.

SOUTH 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.

WEST 16th STREET

LAVACA 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 SURVEY 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 (I.E. SIZE, CONDITION)" AS BONAFIDE CORNERS.

State of Texas §
County of Travis §

The undersigned does hereby certify that this survey was this day made on the property legally described herein and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B 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, RPLS 4618
October 15th, 2025
Date of Signature
Drawn by: TJY