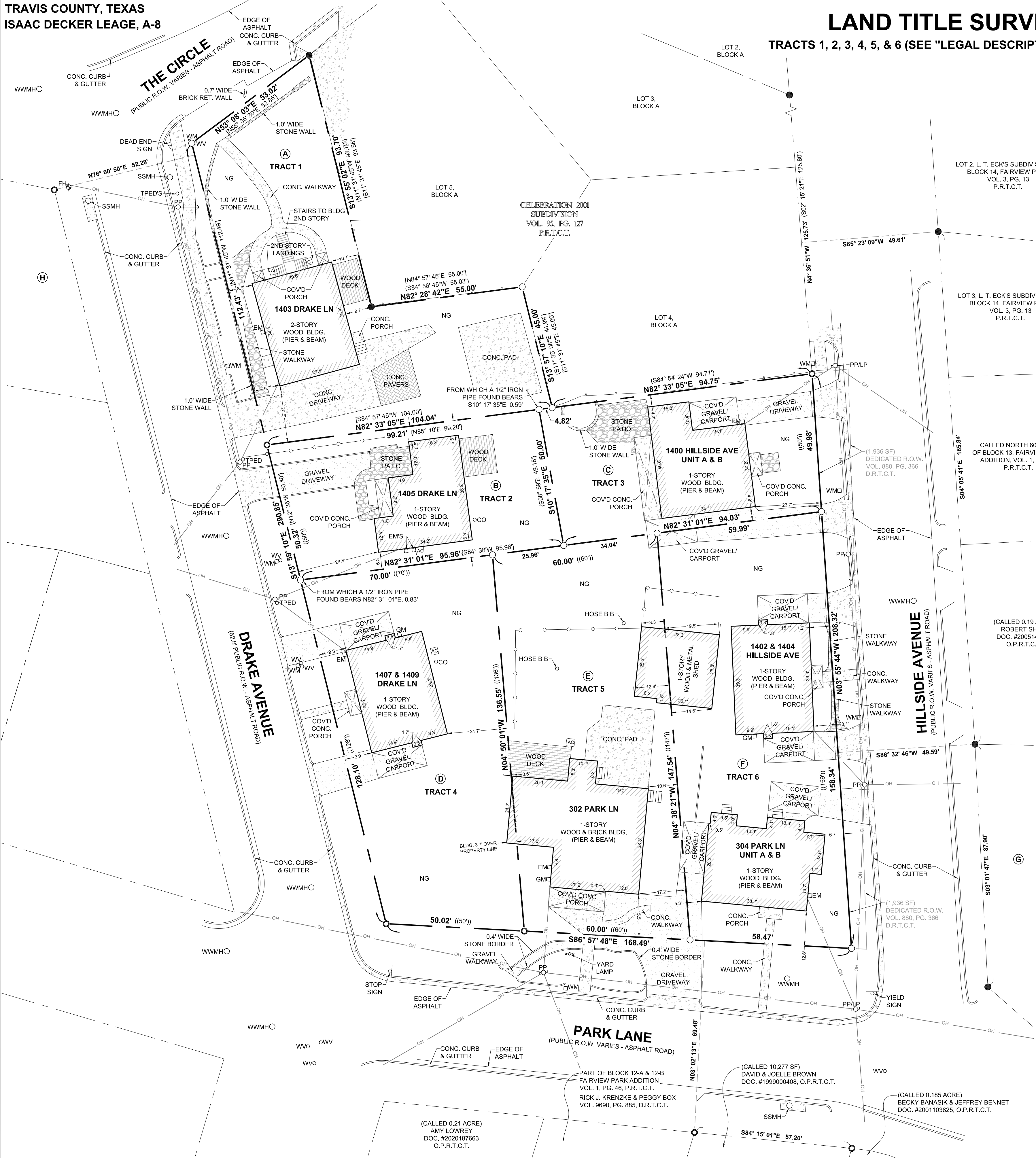
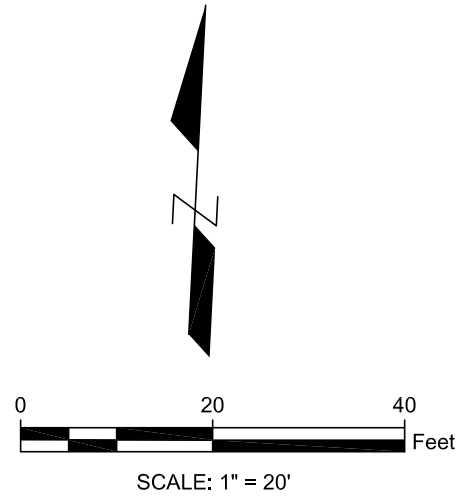


LAND TITLE SURVEY

TRACTS 1, 2, 3, 4, 5, & 6 (SEE "LEGAL DESCRIPTION OF LAND")



A
LOT 1
RESUB OF A PORTION OF LOTS 1-4
FAIRVIEW PARK
VOL. 89, PG. 312
P.R.T.C.T.

MARK F. AHERN, TRUSTEE OF THE
MARK AHERN LIVING TRUST
DOC. #2020083927
O.P.R.T.C.T.

B
CALLED WEST 50' x 97.2' OF
LOT 5, BLOCK 11
RESUBDIVISION OF
LOTS 5, 6, 7, & 8, BLOCK 11
FAIRVIEW PARK
VOL. 3, PG. 312
P.R.T.C.T.

MARK F. AHERN, TRUSTEE OF THE
MARK AHERN LIVING TRUST
DOC. #2020083924
O.P.R.T.C.T.

C
CALLED EAST 50' x 108.7' OF
LOT 5, BLOCK 11
RESUBDIVISION OF
LOTS 5, 6, 7, & 8, BLOCK 11
FAIRVIEW PARK
VOL. 3, PG. 312
P.R.T.C.T.

MARK F. AHERN, TRUSTEE OF THE
MARK AHERN LIVING TRUST
DOC. #2020083929
O.P.R.T.C.T.

D
LOT 6, BLOCK 11
RESUBDIVISION OF
LOTS 5, 6, 7, & 8, BLOCK 11
FAIRVIEW PARK
VOL. 3, PG. 312
P.R.T.C.T.

MARK F. AHERN, TRUSTEE OF THE
MARK AHERN LIVING TRUST
DOC. #2020083923
O.P.R.T.C.T.

E
LOT 7, BLOCK 11
RESUBDIVISION OF
LOTS 5, 6, 7, & 8, BLOCK 11
FAIRVIEW PARK
VOL. 3, PG. 312
P.R.T.C.T.

MARK F. AHERN, TRUSTEE OF THE
MARK AHERN LIVING TRUST
DOC. #2020083930
O.P.R.T.C.T.

F
LOT 8, BLOCK 11
RESUBDIVISION OF
LOTS 5, 6, 7, & 8, BLOCK 11
FAIRVIEW PARK
VOL. 3, PG. 312
P.R.T.C.T.

MARK F. AHERN, TRUSTEE OF THE
MARK AHERN LIVING TRUST
DOC. #2020083925
O.P.R.T.C.T.

G
LOT 35A
RESUBDIVISION OF
LOT 35 & A PART OF LOT 13
FAIRVIEW PARK
VOL. 20, PG. 36
P.R.T.C.T.

H
LOT 9
RESUBDIVISION OF
BLOCK 10
FAIRVIEW PARK
VOL. 4, PG. 1
P.R.T.C.T.

UTILITY AND IMPROVEMENT NOTE:

ONLY SURFACE EVIDENCE OF UTILITIES AND
IMPROVEMENTS ARE SHOWN ON THIS SURVEY.

BEARING BASIS & HORIZONTAL DATUM:

TEXAS STATE PLANE COORDINATES, GRID
NAD '83 (CENTRAL ZONE 4203)

FLOODPLAIN NOTE:

THE SUBJECT TRACTS ARE LOCATED IN FLOOD ZONE "X",
AN AREA OF MINIMAL FLOOD HAZARD, AS IDENTIFIED BY
THE FEMA FLOOD INSURANCE RATE MAP, PANEL NO.
4845C0005K, REVISED JANUARY 22, 2020 (CITY OF AUSTIN,
COMMUNITY NO. 480624). NO PORTION OF THESE TRACTS
LIES WITHIN THE CITY OF AUSTIN FULLY DEVELOPED
100-YR FLOODPLAIN.

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE
DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO
LIABILITY FOR THE CORRECTEDNESS OF THE CITED MAP(S).

LEGAL DESCRIPTIONS OF LAND:

(PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT GF NO. 21-4340-A,
THIS SURVEYOR DID NOT PREPARE THE FOLLOWING LEGAL DESCRIPTIONS.)

TRACT 1: LOT 1, RESUB OF A PORTION OF LOTS 1-4 FAIRVIEW PARK, A SUBDIVISION IN
TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 89,
PAGE 312, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

TRACT 2: THE WEST 50' X 97.2' OF LOT 5, BLOCK 11, S. L. BROWN RESUBDIVISION OF
LOTS 5, 6, 7 AND 8, BLOCK 11 OF FAIRVIEW PARK, A SUBDIVISION IN TRAVIS COUNTY,
TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 3, PAGE 122, PLAT
RECORDS, TRAVIS COUNTY, TEXAS, BEING THE SAME PROPERTY CONVEYED IN
WARRANTY DEED IN DOCUMENT NO. 2020083924, OFFICIAL PUBLIC RECORDS, TRAVIS
COUNTY, TEXAS.

TRACT 3: THE EAST 50' X 108.7' OF LOT 5, BLOCK 11, S. L. BROWN RESUBDIVISION OF
LOTS 5, 6, 7 AND 8, BLOCK 11 OF FAIRVIEW PARK, A SUBDIVISION IN TRAVIS COUNTY,
TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 3, PAGE 122, PLAT
RECORDS, TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT PORTION CONVEYED TO
THE CITY OF AUSTIN IN VOLUME 880, PAGE 366, DEED RECORDS, TRAVIS COUNTY,
TEXAS, BEING THE SAME PROPERTY CONVEYED IN WARRANTY DEED RECORDED IN
DOCUMENT NO. 2020083929, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

TRACT 4: LOT 6, BLOCK 11, S. L. BROWN RESUBDIVISION OF LOTS 5, 6, 7 AND 8, BLOCK
11 OF FAIRVIEW PARK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE
MAP OR PLAT RECORDED IN VOLUME 3, PAGE 122, PLAT RECORDS, TRAVIS COUNTY,
TEXAS.

TRACT 5: LOT 7, BLOCK 11, S. L. BROWN RESUBDIVISION OF LOTS 5, 6, 7 AND 8, BLOCK
11 OF FAIRVIEW PARK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE
MAP OR PLAT RECORDED IN VOLUME 3, PAGE 122, PLAT RECORDS, TRAVIS COUNTY,
TEXAS.

TRACT 6: LOT 8, BLOCK 11, S. L. BROWN RESUBDIVISION OF LOTS 5, 6, 7 AND 8, BLOCK
11 OF FAIRVIEW PARK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE
MAP OR PLAT RECORDED IN VOLUME 3, PAGE 122, PLAT RECORDS, TRAVIS COUNTY,
TEXAS; SAVE AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF AUSTIN IN
VOLUME 880, PAGE 366, DEED RECORDS, TRAVIS COUNTY, TEXAS; BEING THE SAME
PROPERTY CONVEYED IN WARRANTY DEED RECORDED IN DOCUMENT NO.
2020083925, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

TITLE COMMITMENT NOTE:

THIS SURVEY CONTAINS INFORMATION SHOWN IN SCHEDULE B OF FIDELITY
NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT GF NO. 21-4340-A
ISSUED OCTOBER 25, 2021 WITH AN EFFECTIVE DATE OCTOBER 14, 2021
WITH THE FOLLOWING CLARIFICATIONS:

1. RESTRICTIVE COVENANTS RECORDED IN VOL. 89, PG. 312, P.R.T.C.T., DO
AFFECT TRACT 1.

10. THERE WERE NO OTHER SURVEY MATTERS OF RECORD LISTED AT THE
TIME OF THIS SURVEY.

TO FIDELITY NATIONAL TITLE INSURANCE COMPANY, CORRIDOR
TITLE, LLC, AND MARK F. AHERN, TRUSTEE OF THE MARK AHERN
LIVING TRUST:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS
MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON UNDER
MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY
KNOWLEDGE AND SUBSTANTIALLY COMPLIES WITH THE CURRENT
TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND
SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II LAND TITLE
SURVEY. FIELD WORK WAS COMPLETED ON SEPTEMBER 30, 2021.

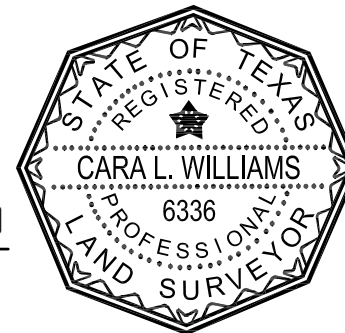
AS SURVEYED BY:

C. Williams

CARA L. WILLIAMS
RPLS NO. 6336 - STATE OF TEXAS
WUEST GROUP
(512)394-1900

11/4/2021

DATE:



TRAVIS HEIGHTS

SEPTEMBER & OCTOBER, 2021
PROJECT NO. 501-110



ENGINEERING & SURVEYING

TBPLS FIRM # 10194507
TBPE FIRM # F-15324
5207 AIRPORT BOULEVARD
AUSTIN, TEXAS 78751
(512)394-1900

SHEET

1 OF 1