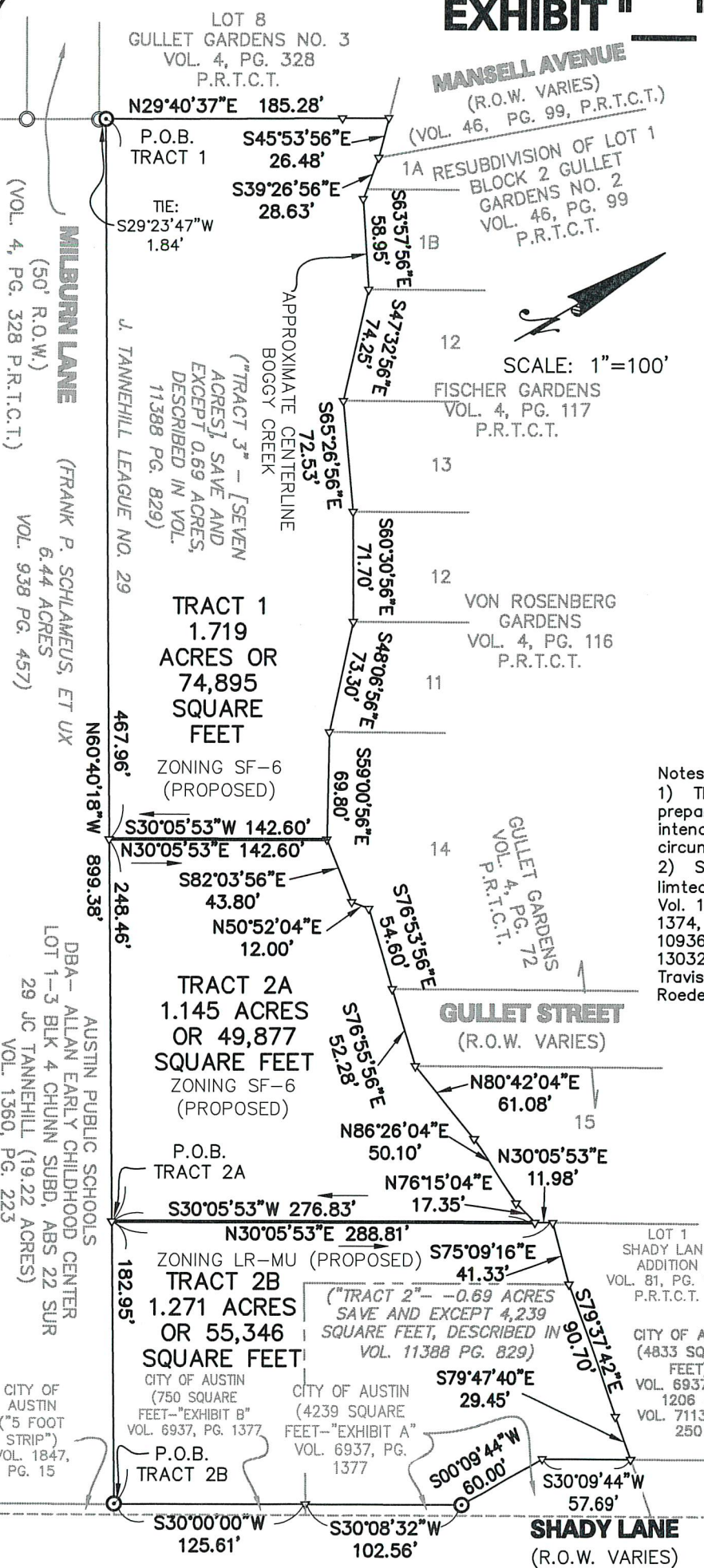


EXHIBIT " "

ATS Job # 190607475

Reference: Scherzer

Address: 914 Shady Lane, Austin, Texas
 Tract 1: 1.719 Acres or 74,895 Square Feet of land, more or less;
 Tract 2A: 1.145 Acres or 49,877 Square Feet of land, more or less; AND
 Tract 2B: 1.271 Acres or 55,346 Square Feet of land, out of the J.C. Tannehill League No. 29 in Travis County, Texas, (each of which) being a portion of that certain (seven acre) tract as conveyed to W.A. Rosentritt, et ux, by deed as recorded in Vol. 474, Pgs. 630-631, Deed Records, Travis County, Texas, same being a portion of those certain tracts of land conveyed to Kimberly Beal and Stephanie Scherzer, by General Warranty Deed with Vendor's Lien as recorded in Doc. No. 2002150037, Official Public Records, Travis County, Texas, described as "Tracts 2 and 3 in Deed ... as recorded in Vol. 11388, Pg. 829, Real Property Records, Travis County, Texas, save and except any and all portions of said tracts lying North of the centerline of Boggy Creek."



LEGEND	
⊙	½" (I.D.) IRON PIPE FOUND*
⊗	BOLT FOUND*
△	CALCULATED POINT
()	RECORD INFORMATION
P.R.T.C.T.	PLAT RECORDS TRAVIS COUNTY TEXAS
R.O.W.	RIGHT OF WAY
P.O.B.	POINT OF BEGINNING

* ALL MONUMENTS NOTED AS FOUND AND ALL BEARINGS AND DISTANCES SHOWN HEREON ARE ACCORDING TO PRIOR SURVEY BY MICHAEL J. ROEDER DATED 7-31-2002.

Notes:

- This map and the survey on which it is based have been prepared without the benefit of a title report and are not intended to reflect all easements, encumbrances or other circumstances affecting the title to the property shown hereon.
- Subject to easements and easement rights including (but not limited to those) in documents as recorded in Vol. 1875, Pg. 76, Vol. 1169, Pg. 216, Vol. 2135, Pgs. 277 & 280, Vol. 6937, Pg. 1374, Deed Records, Vol. 9359, Pg. 456, Vol. 10762, Pg. 10, Vol. 10936, Pg. 423, Vol. 11004, Pg. 1500, Vol. 11388, Pg. 829, Vol. 13032, Pg. 56, & Vol. 13142, Pg. 1274, Real Property Records, Travis County, Texas, according to Survey prepared by Michael J. Roeder dated 7-31-2002.

PREPARED FROM RECORDS AND SURVEY BY OTHERS:



Paul Utterback, RPLS No. 5738
 Client: Scherzer, Stephanie
 Tech: MBolton
 Date Drawn: 6/26/2019 Revised: 5/7/2020 & 7/7/2020

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