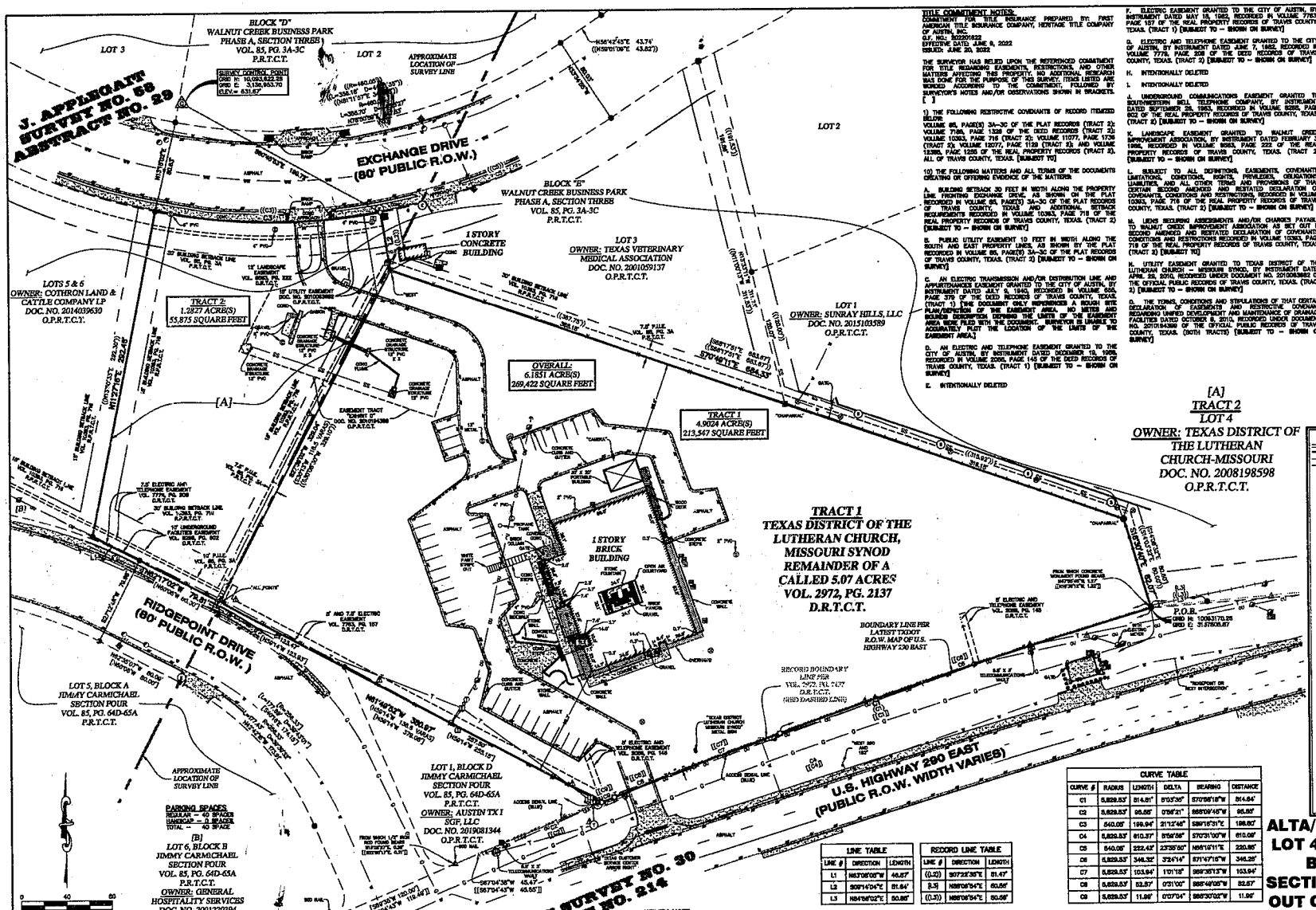

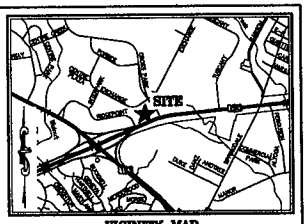

VICINITY MAP

SCALE: 1" = 2000'

PARKING SPACES:
REGULAR – 40 SPACES
HANDICAP – 0 SPACES
TOTAL – 40 SPACE

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000080254877.

SURVEY CONTROL:
CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES (STATE PLANE TEXAS CENTRAL – 4203) AND ELEVATIONS (NAVD88) SHOWN HEREON WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4WARD STATIC DATA COLLECTED APRIL 25, 2022.

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON F.I.R.M. MAP NO. 48453C0440K, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED JANUARY 06, 2016.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LEGAL DESCRIPTION:
TRACT 1: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 4.9024 ACRES, MORE OR LESS, SITUATED IN THE H.T. DAVIS SURVEY NO. 30, ABSTRACT NO. 214.

TRACT 2: LOT 4, BLOCK E, WALNUT CREEK BUSINESS PARK, PHASE A, SECTION THREE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 85, PAGE(S) 3A–3C OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

TITLE COMMITMENT NOTES:
COMMITMENT FOR TITLE INSURANCE PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY, HERITAGE TITLE COMPANY OF AUSTIN, INC.
G.F. NO.: 8020018222
EFFECTIVE DATED: JUNE 6, 2022
ISSUED: JUNE 20, 2022

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDING TO THE COMMITMENT. FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. [ ]

1) THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD TITLED HEREIN:
VOLUME 85, PAGE(S) 3A–3C OF THE PLAT RECORDS (TRACT 2); VOLUME 7165, PAGE 1328 OF THE DEED RECORDS (TRACT 2); VOLUME 10363, PAGE 716 (TRACT 2); VOLUME 11077, PAGE 1726 (TRACT 2); VOLUME 12077, PAGE 1129 (TRACT 2); AND VOLUME 13386, PAGE 1288 OF THE REAL PROPERTY RECORDS (TRACT 2). ALL OF TRAVIS COUNTY, TEXAS. [SUBJECT TO]

10) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

A. BUILDING SETBACK 30 FEET IN WIDTH ALONG THE PROPERTY LINE FRONTING EXCHANGE DRIVE, AS SHOWN ON THE PLAT RECORDED IN VOLUME 85, PAGE(S) 3A–3C OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND ADDITIONAL SETBACK REQUIREMENTS RECORDED IN VOLUME 10363, PAGE 718 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2) [SUBJECT TO – SHOWN ON SURVEY]

B. PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH ALONG THE SOUTH AND EAST PROPERTY LINES, AS SHOWN BY THE PLAT RECORDED IN VOLUME 85, PAGE(S) 3A–3C OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2) [SUBJECT TO – SHOWN ON SURVEY]

C. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE AND APPURTENANCES EASEMENT GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED JULY 9, 1940, RECORDED IN VOLUME 965, PAGE 279 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 1) [THE DOCUMENT ONLY REFERENCES A ROUGH SITE PLAN/DEPICTION OF THE EASEMENT AREA. NO METES AND BOUNDS DESCRIPTION DEFINING THE LIMITS OF THE EASEMENT AREA WERE FILED WITH THE DOCUMENT. SURVEYOR IS UNABLE TO ACCURATELY PLOT THE LOCATION OF THE LIMITS OF THE EASEMENT AREA.]

D. AN ELECTRIC AND TELEPHONE EASEMENT GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED DECEMBER 19, 1985, RECORDED IN VOLUME 2050, PAGE 145 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 1) [SUBJECT TO – SHOWN ON SURVEY]

E. INTENTIONALLY DELETED

F. ELECTRIC EASEMENT GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED AUGUST 18, 1982, RECORDED IN VOLUME 7165, PAGE 157 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 1) [SUBJECT TO – SHOWN ON SURVEY]

G. ELECTRIC AND TELEPHONE EASEMENT GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED JUNE 7, 1982, RECORDED IN VOLUME 7175, PAGE 206 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2) [SUBJECT TO – SHOWN ON SURVEY]

H. INTENTIONALLY DELETED

I. INTENTIONALLY DELETED

J. UNDERGROUND COMMUNICATIONS EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, BY INSTRUMENT DATED SEPTEMBER 25, 1983, RECORDED IN VOLUME 8285, PAGE 802 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2) [SUBJECT TO – SHOWN ON SURVEY]

K. LANDSCAPE EASEMENT GRANTED TO WALNUT CREEK IMPROVEMENT ASSOCIATION, BY INSTRUMENT DATED FEBRUARY 3, 1986, RECORDED IN VOLUME 9363, PAGE 222 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2) [SUBJECT TO – SHOWN ON SURVEY]

L. SUBJECT TO ALL DEFINITIONS, EASEMENTS, COVENANTS, LIMITATIONS, CONDITIONS, RIGHTS, PRIVILEGES, OBLIGATIONS, LIABILITIES, AND ALL OTHER TERMS AND PROVISIONS OF THAT CERTAIN SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN VOLUME 10363, PAGE 718 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2) [SUBJECT TO – SHOWN ON SURVEY]

M. LIENS SECURING ASSESSMENTS AND CHARGES PAYABLE TO WALNUT CREEK IMPROVEMENT ASSOCIATION AS SET OUT IN SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN VOLUME 10363, PAGE 718 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2) [SUBJECT TO]

N. UTILITY EASEMENT GRANTED TO TEXAS DISTRICT OF THE LUTHERAN CHURCH – MISSOURI SYNOD, BY INSTRUMENT DATED APRIL 23, 2010, RECORDED UNDER DOCUMENT NO. 2010063802 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2) [SUBJECT TO – SHOWN ON SURVEY]

O. THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANT REGARDING UNIFIED DEVELOPMENT AND MAINTENANCE OF DRAINAGE FACILITIES DATED OCTOBER 6, 2010, RECORDED UNDER DOCUMENT NO. 2010184389 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (BOTH TRACTS) [SUBJECT TO – SHOWN ON SURVEY]

UTILITY NOTE:
THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

GENERAL NOTES:
1. PROPERTY ADDRESS: 7900 US–290, AUSTIN, TX, 78724
2. SEE ATTACHED METES AND BOUNDS DESCRIPTION FOR TRACT 1.
3. THE LOCATION OF FENCES AND THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY.
4. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON UTILITY MAPS PROVIDED BY THE VARIOUS UTILITY COMPANIES.
5. THE 5.07 ACRE TRACT DESCRIBED IN VOLUME 2972, PAGE 2137, OF THE DEED RECORDS OF TRAVIS COUNTY DOES NOT FORM A MATHEMATICAL CLOSURE, ERROR IN CLOSURE = 41.87.

ALTA/NSPS CERTIFICATION:
TO: EABOT DEVELOPMENT, LTD. A TEXAS LIMITED PARTNERSHIP, TEXAS DISTRICT OF THE LUTHERAN CHURCH – MISSOURI SYNOD, TEXAS DISTRICT OF THE LUTHERAN CHURCH – MISSOURI, FIRST AMERICAN TITLE INSURANCE COMPANY, HERITAGE TITLE COMPANY OF AUSTIN, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1–4, 7(a), 8, 9, AND 13, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON (MAY 11, 2022).

6/15/2022
DATE

JASON WARD, RPLS
TEXAS REGISTRATION NO. 5811

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N63°08'05"W	46.67'
L2	S09°14'04"E	81.64'
L3	N84°58'02"E	50.88'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
((L2))	S07°23'36"E	81.47'
((L3))	N88°08'54"E	50.58'
((L3))	N88°08'54"E	50.58'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	5,829.53'	814.81'	8°03'36"	S70°08'18"W	814.84'
C2	5,829.53'	95.55'	0°56'21"	S85°09'48"W	95.55'
C3	540.05'	199.94'	21°12'46"	S89°16'31"E	198.80'
C4	5,829.53'	610.37'	6°00'56"	S70°31'00"W	610.09'
C5	540.05'	222.42'	23°35'50"	N86°16'11"E	220.85'
C6	5,829.53'	346.32'	3°24'14"	S71°47'18"W	346.26'
C7	5,829.53'	103.94'	1°01'18"	S69°35'13"W	103.94'
C8	5,829.53'	52.57'	0°31'00"	S65°49'05"W	52.57'
C9	5,829.53'	11.98'	0°07'04"	S65°37'02"W	11.98'

RECORD CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
((C1))	2,086.96 VRS	195.66 VRS	5°37'35"	S7°32'6" W	195.5 VRS
[[C1]]	5,829.53'	814.81'	8°03'36"	S70°08'18"W	814.84'
[[C2]]	5,829.53'	95.55'	0°56'21"	S85°09'48"W	95.55'
[[C3]]	540.05'	200.07	21°13'06"	S89°16'01"E	198.89'
[[C4]]	5,829.53'	610.37'	6°00'57"	S70°30'07"W	610.09'
[[C5]]	540.05'	222.46'	23°36'17"	N76°46'11"E	220.82'
[[C6]]	5,829.53'	346.30'	3°24'13"	S71°47'56"W	346.25'
[[C7]]	5,829.53'	103.94'	1°01'18"	S69°35'13"W	103.94'
[[C8]]	5,829.53'	52.57'	0°31'00"	S65°49'05"W	52.57'
[[C9]]	5,829.53'	11.98'	0°07'04"	S65°37'02"W	11.98'

LEGEND

PROPERTY LINE
EXISTING PROPERTY LINES
EXISTING EASEMENTS
CALCULATED POINT
1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
MAG NAIL WITH "COAPARRAL" WASHER FOUND
1/2" IRON ROD FOUND (UNLESS NOTED)
1/2" IRON PIPE FOUND (UNLESS NOTED)
IRON ROD WITH "COAPARRAL" CAP FOUND (UNLESS NOTED)
NAIL FOUND AS NOTED
TXDOT TYPE I CONCRETE MONUMENT FOUND (UNLESS NOTED)
TXDOT TYPE II BRASS DISC FOUND (UNLESS NOTED)
TXDOT TYPE III 5/8" ALUMINUM CAPPED FOUND (UNLESS NOTED)
SURVEY CONTROL POINT
AIR CONDITIONER UNIT
BOLLARD POST (UNLESS NOTED)
CABLE TV PEDESTAL
CLEAN OUT
FLAG POLE
ELECTRIC JUNCTION BOX
ELECTRIC METER
ELECTRIC TRANSFORMER
ELECTRIC GENERATOR
FIRE HYDRANT
MAILBOX
TELECOMMUNICATIONS PEDESTAL
TELECOMMUNICATIONS MANHOLE
TELECOMMUNICATIONS BOX
TRAFFIC SIGNAL BOX
WATER VALVE
WATER METER
IRRIGATION CONTROL VALVE
DRAIN INLET
STORM SEWER MANHOLE
WASTEWATER MANHOLE
SIGN (AS NOTED)
POWER/UTILITY POLE
GUY ANCHOR
TELECOMMUNICATIONS POST
EDGE OF ASPHALT
CONTROL OF ACCESS
HANG RAIL
WIRE FENCE
WOOD FENCE
CHAIN LINK FENCE
BRACKET IRON FENCE
GAS LINE
UNDERGROUND ELECTROMAGNETICS
OVERHEAD UTILITY
WASTEWATER LINE
WATER LINE
STORM SEWER LINE
CONCRETE
STONE
PAVERS
BUILDING
CONC CONCRETE
PVC POLYVINYL CHLORIDE PIPE
P.O.B. POINT OF BEGINNING
P.U.E. PUBLIC UTILITY EASEMENT
VOL./PG. VOLUME, PAGE
DOC. NO. DOCUMENT NUMBER
R.O.W. RIGHT-OF-WAY
P.R.T.C.T. PLAT RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T. DEED RECORDS, TRAVIS COUNTY, TEXAS
(____) RECORD INFORMATION PER VOL. 2972 PG. 2137
[____] RECORD INFORMATION PER PLAT VOL. 85 PG. 3A–3C
((____)) RECORD INFORMATION PER VOL. 7165, PG. 442
[[____]] RECORD INFORMATION PER PLAT VOL. 85 PG. 64D–65A
{{____}} RECORD INFORMATION PER TXDOT R.O.W. MAP

ALTA/NSPS LAND TITLE SURVEY OF LOT 4, BLOCK "E", WALNUT CREEK BUSINESS PARK PHASE A, SECTION THREE AND 4.9024 ACRES OUT OF H.T. DAVIS LEAGUE NO. 30, ABSTRACT NO. 214

City of Austin, Travis County, Texas

4WARD Land Surveying
A Limited Liability Company
PO Box 90878, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPLS Firm #10194305

Date:	6/22/2022
Project:	01435
Scale:	1" = 40'
Reviewer:	PRB
Tech:	JA
Field Crew:	SV/JG
Survey Date:	APR. 2022
Sheet:	1 OF 1

P:\01435\dwg\01435.dwg