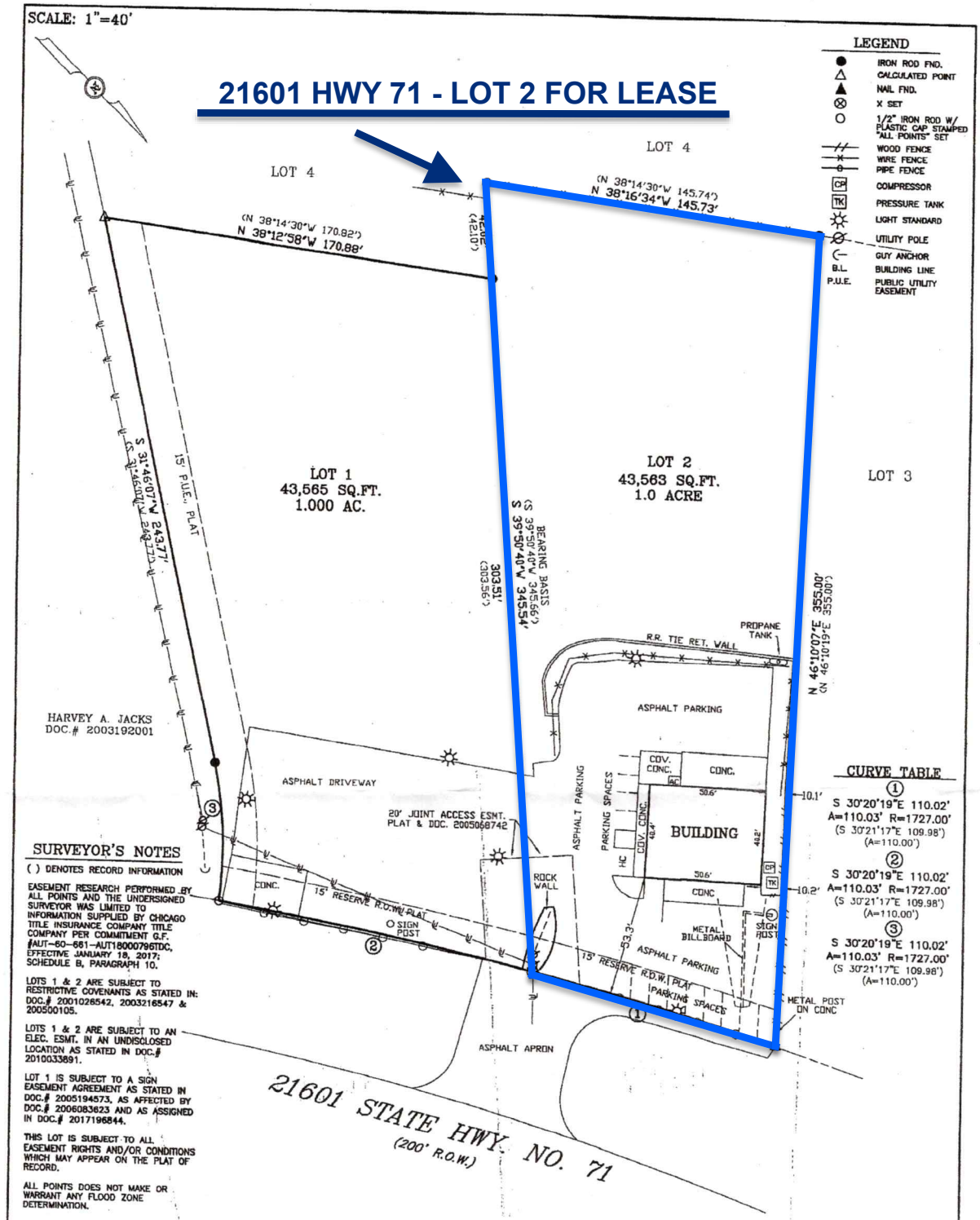
# 21601 HWY 71 - LOT 2 FOR LEASE

SCALE: 1"=40'




## SURVEYOR'S NOTES

( ) DENOTES RECORD INFORMATION

EASEMENT RESEARCH PERFORMED BY ALL POINTS AND THE UNDERSIGNED SURVEYOR WAS LIMITED TO INFORMATION SUPPLIED BY CHICAGO TITLE INSURANCE COMPANY TITLE COMPANY PER COMMITMENT G.F. #AUT-60-661-AUT180007961DC, EFFECTIVE JANUARY 18, 2017; SCHEDULE B, PARAGRAPH 10.

LOTS 1 & 2 ARE SUBJECT TO RESTRICTIVE COVENANTS AS STATED IN: DOC.# 2001026542, 2003216547 & 200500105.

LOTS 1 & 2 ARE SUBJECT TO AN ELEC. ESMT. IN AN UNDISCLOSED LOCATION AS STATED IN DOC.# 2010033891.

LOT 1 IS SUBJECT TO A SIGN EASEMENT AGREEMENT AS STATED IN DOC.# 2005194573, AS AFFECTED BY DOC.# 2006083623 AND AS ASSIGNED IN DOC.# 2017196844.

THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

| | | | |
|---|---|---|---|
| LOT No. | 1 & 2 | BLOCK | "-" |
| SECTION | – | PHASE | – |
| CITY | TRAVIS | COUNTY, TEXAS | |
| | – | | |

SUBDIVISION / ADDITION: RLAND COMMERCIAL
Book – Page(s) – Cabinet – Slide – PLAT RECORDS
Volume –
Document No. 200500105 Official Public Records of TRAVIS County, Texas
Reference: RIDE HIGH AUTO SALES, LLC

TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR CHICAGO TITLE INSURANCE COMPANY

The undersigned certifies that this survey was this day made by me or under my supervision on the ground of the real property shown on the survey and after the exercise of reasonable care and in reliance on record searches by the title company that this survey is correct to the best of the undersigned's knowledge and belief and that the property has access to and from a roadway, except as shown hereon. There are no visible discrepancies, conflicts, shortages or overlapping of improvements or encroachments except as shown hereon.

STATE OF TEXAS REGISTERED ROGER L. WAY 3910 PROFESSIONAL LAND SURVEYOR

Roger L. Way


ALL POINTS SURVEYING
1714 FORTVIEW ROAD – SUITE 200
AUSTIN TX. 78704
TELE.: (512) 440-0071 – FAX: (512) 440-0199
FIRM REGISTRATION # 10116900


| | By: | Date: |
|---|---|---|
| FIELD WORK | JF | 02-01-18 |
| DRAFTING | SCN | |

SURVEY DATE: 02-05-18
Job No. 01B44318
SCALE: 1"=40'