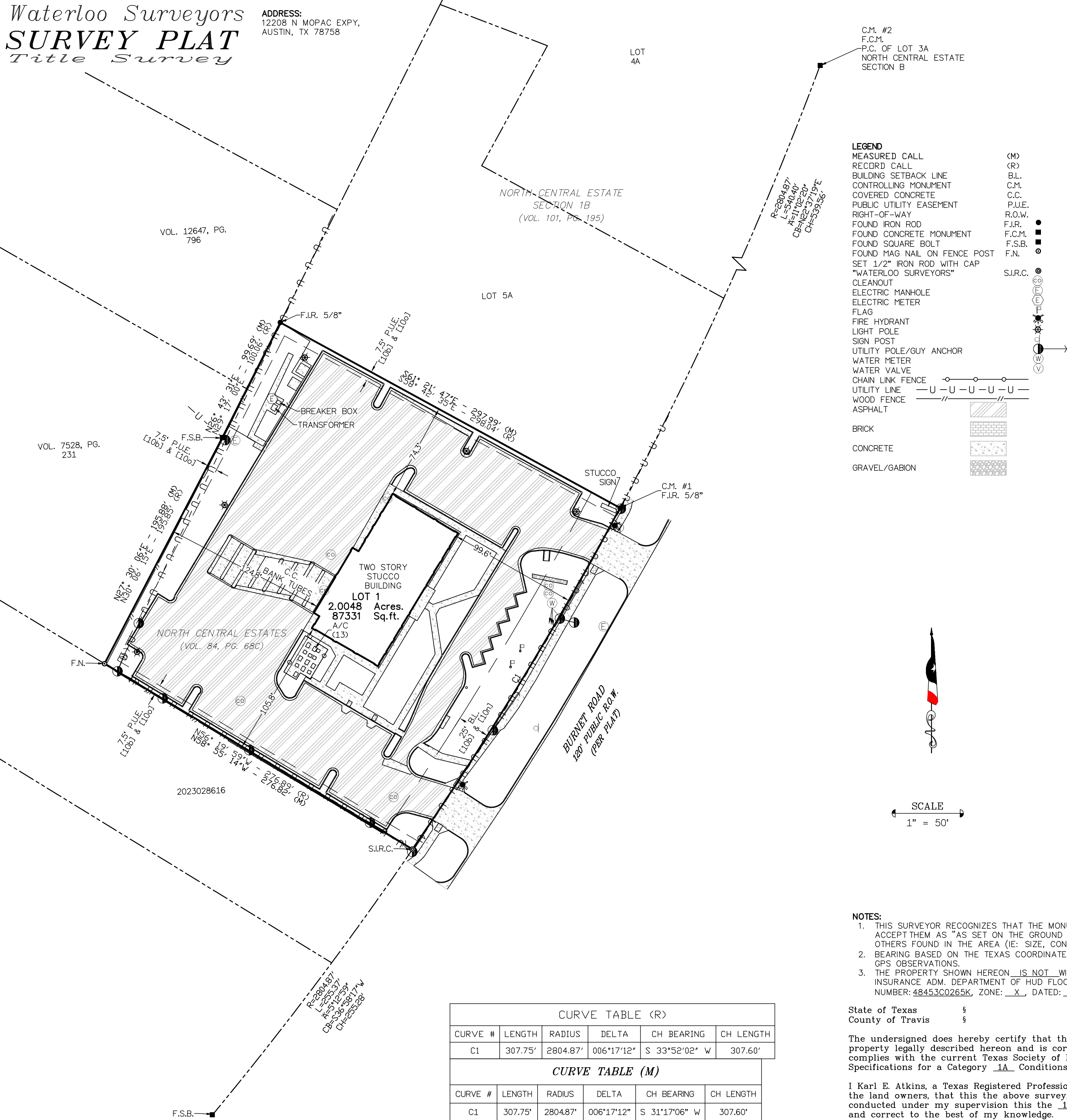


Waterloo Surveyors  
SURVEY PLAT  
Title Survey

ADDRESS:  
12208 N MOPAC EXPY,  
AUSTIN, TX 78758

A5814T1  
DRAFTED BY: CD



THE UNDERSIGNED DOES HEREBY CERTIFY TO:  
LEWIS RR PROPERTIES, LTD;  
NATIONAL INVESTORS TITLE INSURANCE COMPANY;  
AS PER TITLE COMMITMENT HAVING A GENERAL FILE NUMBER CU-062515960 AND AN  
EFFECTIVE DATE OF JUNE 29, 2025.

**GENERAL DESCRIPTION:**  
LOT 1, NORTH CENTRAL ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO  
THE MAP OR PLAT THEREOF RECORDED IN BOOK 84, PAGE 68C, PLAT RECORDS OF TRAVIS  
COUNTY, TEXAS.

AS PER GF No. CU-062515960, THE PROPERTY SURVEYED IS SUBJECT TO:

[1] ALL ITEMS, CONDITIONS AND STIPULATIONS SET OUT IN THE ABOVE REFERENCED TITLE  
COMMITMENT.

[10a]  
RIGHTS OF PARTIES IN POSSESSION.

[10b]  
EASEMENTS AND BUILDING SETBACK LINES AS SHOWN ON THE RECORDED PLAT.  
AS SHOWN HEREON.

[10c]  
ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER  
MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO,  
APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE  
LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

[10d]  
TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC  
RECORDS.

[10e]  
ANY PORTION OF SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR  
PRIVATE ROADWAY WHETHER DEDICATED OR NOT.

[10f]  
ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCES  
AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY  
OF THE LAND.

[10g]  
ANY VISIBLE AND APPARENT EASEMENTS OR ROADWAYS ON, OVER OR ACROSS THE SUBJECT  
PROPERTY, THE EXISTENCE OF WHICH DOES NOT APPEAR OF RECORD, INCLUDING BUT NOT  
LIMITED TO ANY PUBLIC UTILITY EASEMENTS ABOVE OR BELOW THE SURFACE OF THE HEREIN  
DESCRIBED PROPERTY, POSSESSED BY ANY PRIVATE OR PUBLIC COMPANIES OR MUNICIPALITIES.

[10h]  
ACREAGE OR ACCURACY OF AREA CONTENT NOT INSURED.

[10i]  
ALL LEASES, GRANTS, EXCEPTIONS, OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND  
ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND, TOGETHER WITH ALL RIGHTS,  
PRIVILEGES, AND IMMUNITES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS,  
WHETHER THEY ARE LISTED IN SCHEDULE B OR NOT, AS PROVIDED BY SECT. 2703.056(A) OF  
THE TEXAS INSURANCE CODE.

[10j]  
RIGHTS OF TENANTS IN POSSESSION (WILL NOT APPEAR IN THE POLICY TO BE ISSUED IN  
CONNECTION WITH THIS COMMITMENT) UNLESS A SATISFACTORY WRITTEN AFFIDAVIT FROM THE  
OWNER IS RECEIVED STATING THAT THERE ARE NO PARTIES IN POSSESSION OR UNRECORDED  
LEASE AGREEMENTS, OR UPON A SATISFACTORY INSPECTION OF THE PROPERTY AT THE  
INSURED'S EXPENSE.

[10k]  
EASEMENT DATED OCTOBER 11, 1940, EXECUTED BY CARL SUNDBACK TO THE CITY OF AUSTIN,  
RECORDED IN VOLUME 659, PAGE 354, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.  
BLANKET.

[10l]  
EASEMENT DATED JANUARY 17, 1985, EXECUTED BY NORTH CENTRAL LAND JOINT VENTURE, A  
TEXAS JOINT VENTURE TO THE CITY OF AUSTIN, RECORDED IN VOLUME 9021, PAGE 629, OF  
THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.  
BLANKET. FOLLOWS EXISTING UNDERGROUND UTILITY LINES.

[10m]  
TERMS AND CONDITIONS OF THAT CERTAIN TEMPORARY UNDERGROUND EASEMENT RECORDED IN  
VOLUME 12254, PAGE 141, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.  
BLANKET. FOLLOWS EXISTING UNDERGROUND UTILITY LINES.

[10n]  
25' FOOT BUILDING LINE ALONG THE FRONT PROPERTY LINE AS REFLECTED BY THE RECORDED  
PLAT.  
AS SHOWN HEREON.

[10o]  
7.5' FOOT PUBLIC UTILITY EASEMENT ALONG THE REAR AND SIDE PROPERTY LINE(S) AS  
REFLECTED BY THE RECORDED PLAT.  
AS SHOWN HEREON.

\*\*\*\*\*ALL RECORDS, TRAVIS COUNTY, TEXAS\*\*\*\*\*

NOTES:

- THIS SURVEYOR 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 (IE: SIZE, CONDITION)" AS BONA FIDE CORNERS.
- BEARING BASED ON THE TEXAS COORDINATE SYSTEM OF 1983(NAD83) CENTRAL TEXAS ZONE, BASED ON LOCAL  
GPS OBSERVATIONS.
- 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: 48453CQ265K, ZONE: X, DATED: 1/6/2016.

State of Texas §  
County of Travis §

The undersigned does hereby certify that this survey was this day made on the  
property legally described hereon and is correct, and this survey substantially  
complies with the current Texas Society of Professional Surveyors Standards and  
Specifications for a Category 1A 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 1ST day of AUGUST, 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: (512) 481-9602 FIRM #10124400



*Karl E. Atkins*  
Karl E Atkins, RPLS 4618  
08/14/2025  
Date of Signature

CURVE TABLE (R)					
CURVE #	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	307.75'	2804.87'	006°17'12"	S 33°52'02" W	307.60'
CURVE TABLE (M)					
CURVE #	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	307.75'	2804.87'	006°17'12"	S 31°17'06" W	307.60'