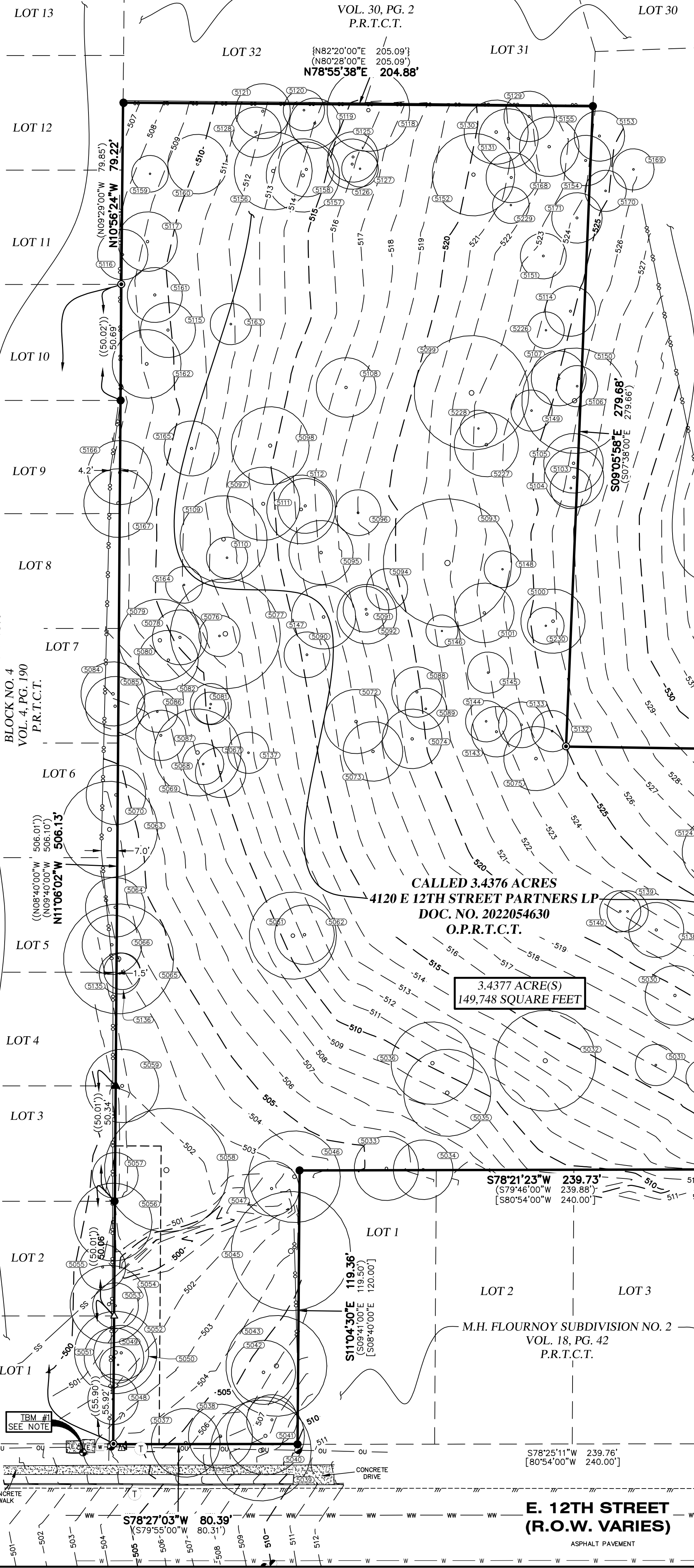


FLOURNOY HEIGHTS SECTION THREE

VOL. 30, PG. 2
P.R.T.C.T.



BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83. ALL DISTANCES WERE ADJUSTED TO SCALE USING A COMBINED SCALE FACTOR OF 1.000064590564.

SURVEY CONTROL:
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "AWARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS SHOWN HEREON WERE DERIVED FROM THE TEXAS COOPERATIVE NETWORK ON DECEMBER 2014. AWARD CONTROL POINT WAS CHECKED TO CITY OF AUSTIN MONUMENT L-23-3001, HAVING A PUBLISHED GRID COORDINATE & NAVD 88 ELEVATION OF N 10074955.12, E 3130865.12, ELEV. 490.36'.

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 HAS CONDUCTED ADDITIONAL RESEARCH HAS BEEN 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. []

BENCHMARK NOTE:
TBM #1 - SQUARE CUT ON TOP OF CONCRETE PAD IN THE NORTH RIGHT OF WAY LINE OF E. 12TH STREET, ±14' WEST OF THE SOUTHWEST CORNER OF THE SUBJECT TRACT, ELEVATION = 503.06'.

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO. 48453C 0465K, TRAVIS COUNTY, TEXAS DATED JANUARY 22, 2020. 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.

GENERAL NOTES:
1) PROPERTY ADDRESS: 4120 E. 12TH STREET, AUSTIN, TEXAS 78721
2) THE LOCATION OF FENCES AND THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY.
3) ADDITIONAL NUMBERS (IF SHOWN) IN THE TREE LIST AT THE END OF THE TREE DESCRIPTION, REPRESENT THE SIZES AND NUMBER OF MULTI-TRUNK TREES.
4) UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON UTILITY MAPS PROVIDED BY THE VARIOUS UTILITY COMPANIES. TEXAS811 WAS CONTACTED TO MARK UTILITIES FOR THIS SITE HOWEVER, NO UTILITIES WERE MARKED.

LEGAL DESCRIPTION:
BEING 3.4376 ACRES OF LAND (149,741 SQUARE FEET), MORE OR LESS, OUT OF A PORTION OF OUTLOT NO. 18 1/2, DIVISION B, IN THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF FILED IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, BEING THE SAME, PROPERTY CONVEYED IN WARRANTY DEED TO JJ & B INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 2019202745, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

TITLE COMMITMENT NOTES:
COMMITMENT FOR TITLE INSURANCE PREPARED BY: STEWART TITLE GUARANTY COMPANY
FILE NO.: 1505772
EFFECTIVE DATE: MARCH 7, 2022
ISSUED: MARCH 23, 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 ITEMIZED BELOW: (DELETED)

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

A) ELECTRIC / TELEPHONE EASEMENT, RIGHT OF WAY AND/OR AGREEMENT GRANTED TO CITY OF AUSTIN, BY INSTRUMENT RECORDED IN/UNDER VOLUME 1849, PAGE 267 OF THE DEED RECORDS, TRAVIS COUNTY, TEXAS. [SUBJECT TO - SHOWN ON SURVEY]

B) ELECTRIC / TELEPHONE EASEMENT, RIGHT OF WAY AND/OR AGREEMENT GRANTED TO CITY OF AUSTIN, BY INSTRUMENT RECORDED IN/UNDER VOLUME 2313 PAGE 230 OF THE DEED RECORDS, TRAVIS COUNTY, TEXAS. [SUBJECT TO - SHOWN ON SURVEY]

C) ELECTRIC / TELEPHONE EASEMENT, RIGHT OF WAY AND/OR AGREEMENT GRANTED TO CITY OF AUSTIN, BY INSTRUMENT RECORDED IN/UNDER VOLUME 2868 PAGE 403 OF THE DEED RECORDS, TRAVIS COUNTY, TEXAS. [SUBJECT TO - SHOWN ON SURVEY]

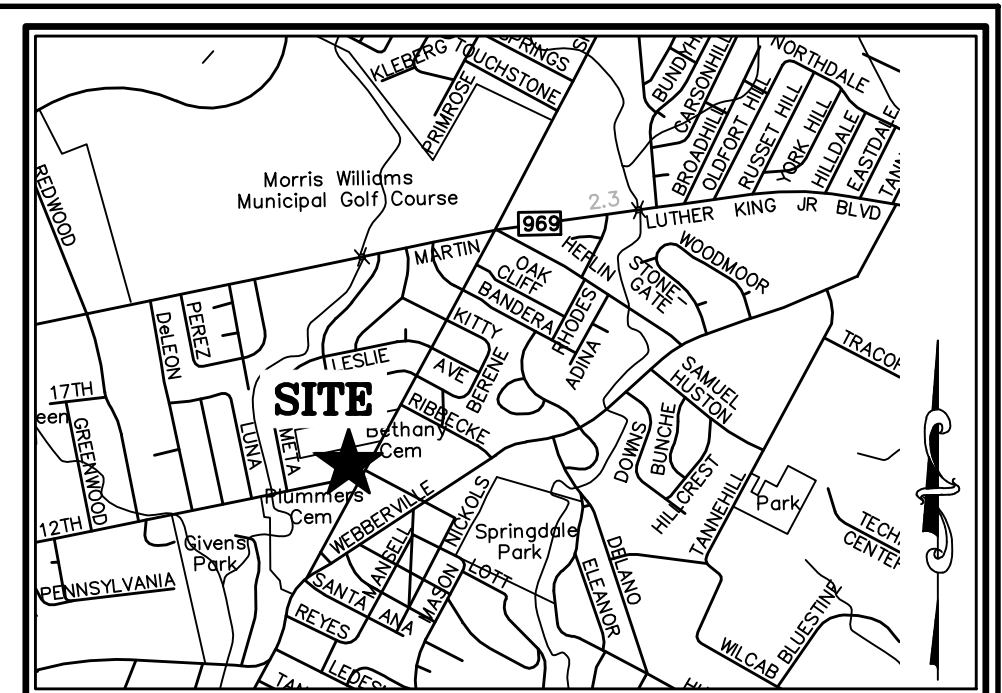
D) ELECTRIC / TELEPHONE EASEMENT ALONG THE WESTERN BOUNDARY, RIGHT OF WAY AND/OR AGREEMENT BY INSTRUMENT RECORDED IN/UNDER VOLUME 2868 PAGE 403 OF THE DEED RECORDS, TRAVIS COUNTY, TEXAS. [SUBJECT TO - SHOWN ON SURVEY]

LEGEND

PROPERTY LINE	NO PARKING/TOWING SIGN	BUILDING
EXISTING PROPERTY LINES	TRAFFIC SIGNAL BOX	DOC. NO.
EXISTING EASEMENTS	WATER VALVE	P.O.B.
525- CONTOUR LINE	WATER METER	P.O.C.
1/2" IRON ROD WITH "WARD-5811" CAP SET	IRRIGATION CONTROL VALVE	P.U.C.
1/2" IRON ROD FOUND (UNLESS NOTED)	STORM SEWER MANHOLE	BUILDING LINE
BENCHMARK	WATER MANHOLE	B.S.L.
600 NAIL FOUND	UTILITY POLE	REINFORCED CONCRETE PIPE
SURVEY CONTROL POINT	GUY ANCHOR	VOL./P.C.
PVC BOLLARD POINT	BENCH	R.O.N.
EDGE OF ASPHALT	DRAIN INLET	P.R.T.C.T.
ELECTRIC JUNCTION BOX	WOOD FENCE	R.P.R.T.C.T.
ELECTRIC METER	CHAIN LINK FENCE	O.P.R.T.C.T.
ELECTRIC MANHOLE	OVERHEAD UTILITY	(.....)
FIRE HYDRANT	WASTEWATER LINE	(.....)
GAS METER	WATER LINE	(.....)
MALIBOX	STORM SEWER LINE	(.....)
TELECOMMUNICATIONS MANHOLE	CONCRETE	(.....)
TELECOMMUNICATION MARKER POST		

TREE LIST

NUMBER	DESCRIPTION	NUMBER	DESCRIPTION	NUMBER	DESCRIPTION
5001	26' CEDAR ELM 17-17 (NOT IN USE)	5036	18' CEDAR ELM	5075	14' CEDAR ELM
5002	25' CEDAR ELM 17-17 (NOT IN USE)	5037	15' CEDAR ELM	5076	9' CEDAR ELM
5003	8' CEDAR ELM	5038	14' CEDAR ELM	5077	24' CEDAR ELM 8-8-8-8-8
5004	9' CEDAR ELM	5039	23' CEDAR ELM 10-9-8-7	5078	12' CEDAR ELM
5005	17' CHINABERRY	5040	17' CEDAR ELM 12-9	5079	18' CEDAR ELM
5006	36' CEDAR ELM	5041	11' CEDAR ELM	5080	13' CEDAR ELM 9-8
5007	(NOT IN USE)	5042	14' CEDAR ELM	5081	7' CEDAR ELM
5008	14' CHINABERRY 9-9	5043	22' CEDAR ELM	5082	9' CEDAR ELM
5009	35' WILLOW	5044	(NOT IN USE)	5083	(NOT IN USE)
5010	9' HACKBERRY	5045	26' CEDAR ELM	5084	13' CEDAR ELM 9-8
5011	(NOT IN USE)	5046	21' ASH 15-11	5085	14' CEDAR ELM 7-6
5012	(NOT IN USE)	5047	12' ASH	5086	9' CEDAR ELM
5013	(NOT IN USE)	5048	11' CEDAR ELM	5087	11' CEDAR ELM
5014	10' CHINABERRY	5049	8' CEDAR ELM	5088	11' CEDAR ELM
5015	9' CEDAR ELM	5050	12' CEDAR ELM	5089	9' CEDAR ELM
5016	9' CHINABERRY AD	5051	13' CEDAR ELM	5090	10' CEDAR ELM
5017	10' HACKBERRY	5052	18' CEDAR ELM	5091	10' CEDAR ELM
5018	11' HACKBERRY	5053	10' CEDAR ELM	5092	10' CEDAR ELM 7-6
5019	(NOT IN USE)	5054	17' CEDAR ELM 13-8	5093	28' LIVE OAK
5020	10' HACKBERRY	5055	10' CEDAR ELM	5094	9' CEDAR ELM
5021	9' HACKBERRY	5056	17' CEDAR ELM	5095	14' CEDAR ELM
5022	11' CHINABERRY	5057	10' CEDAR ELM	5096	10' CEDAR ELM
5023	8' CEDAR ELM	5058	27' CEDAR ELM 15-14-10	5097	16' CEDAR ELM 11-9
5024	(NOT IN USE)	5059	16' CEDAR ELM 11-10	5098	17' CEDAR ELM 13-8
5025	24' CHINABERRY 7-6-6-6-5-5	5060	(NOT IN USE)	5099	25' LIVE OAK
5026	11' CEDAR ELM	5061	18' CEDAR ELM	5100	14' CEDAR ELM
5027	10' CHINABERRY 7-6 AD	5062	13' CEDAR ELM 9-8	5101	(NOT IN USE)
5028	14' CHINABERRY 10-8	5063	21' CEDAR ELM	5102	9' CEDAR ELM
5029	8' CEDAR ELM	5064	14' CEDAR ELM 9-9	5103	10' LIVE OAK
5030	13' CEDAR ELM 9-7	5065	24' CEDAR ELM 20-7	5104	13' CEDAR ELM 9-8
5031	9' CEDAR ELM	5066	13' CEDAR ELM	5105	13' CEDAR ELM
5032	22' CEDAR ELM	5067	11' CEDAR ELM	5106	9' CEDAR ELM
5033	14' ELM	5068	9' CEDAR ELM	5107	12' CEDAR ELM
5034	13' CEDAR ELM LEANING	5069	19' CEDAR ELM 13-12	5108	14' CEDAR ELM 11-5
5035	19' CEDAR ELM	5070	13' CEDAR ELM	5109	19' CEDAR ELM
		5071	(NOT IN USE)	5110	9' LIVE OAK
		5072	14' CEDAR ELM	5111	12' CEDAR ELM 8-8
		5073	13' CEDAR ELM 9-8	5112	15' CEDAR ELM 10-9
		5074	13' CEDAR ELM	5113	12' CEDAR ELM 8-8
				5114	15' CEDAR ELM 9-7-4
				5115	12' CEDAR ELM
				5116	11' CEDAR ELM
				5117	13' CEDAR ELM



VICINITY MAP
SCALE: 1" = 200'

5118	18' CEDAR ELM	5167	15' CEDAR ELM
5119	11' CEDAR ELM	5168	11' CEDAR ELM 8-5
5120	9' CEDAR ELM	5169	9' CEDAR ELM
5121	12' CEDAR ELM AD	5170	9' CEDAR ELM
5122	11' CEDAR ELM	5171	11' CEDAR ELM 8-6
5123	15' CEDAR ELM AD	5172	14' CEDAR ELM
5124	15' CEDAR ELM 10-9	5173	10' CEDAR ELM
5125	12' CEDAR ELM 8-8-8-8-8	5174	16' CHINABERRY 14-4
5126	11' CEDAR ELM 9-4	5175	14' CHINABERRY
5127	8' CEDAR ELM	5176	13' CHINABERRY
5128	11' POST OAK	5177	9' CHINABERRY
5129	11' CEDAR ELM 11-5	5178	9' HACKBERRY
5130	14' CEDAR ELM 9-7	5179	27' CHINABERRY 18-9-8
5131	9' CEDAR ELM	5180	18' CHINABERRY 9-9-9-9
5132	9' CEDAR ELM	5181	31' PECAN 14-11-11-10
5133	10' CEDAR ELM	5182	11' CEDAR ELM
5134	12' CEDAR ELM 8-8	5183	10' CHINABERRY
5135	9' CEDAR ELM	5184	15' CHINABERRY
5136	8' CEDAR ELM	5185	9' HACKBERRY
5137	9' CEDAR ELM AD	5186	9' CHINABERRY
5138	12' CEDAR ELM 8-8	5187	9' CHINABERRY
5139	9' CEDAR ELM	5188	9' CHINABERRY
5140	9' CEDAR ELM	5189	13' HACKBERRY
5141	9' CEDAR ELM	5190	16' CEDAR ELM
5142	9' CEDAR ELM	5191	10' CEDAR ELM
5143	11' CEDAR ELM AD	5192	8' HACKBERRY AD
5144	9' CEDAR ELM	5193	16' CEDAR ELM
5145	9' CEDAR ELM	5194	13' CEDAR ELM 10-6
5146	8' LIVE OAK	5195	10' CEDAR ELM
5147	12' CEDAR ELM	5196	12' CEDAR ELM
5148	8' CEDAR ELM	5197	11' CHINABERRY
5149	9' CEDAR ELM	5198	22' CEDAR ELM 18-7
5150	23' LIVE OAK	5199	17' CEDAR ELM 12-10
5151	13' CEDAR ELM 8-8-6-6	5200	10' CEDAR ELM
5152	18' CEDAR ELM 8-7-6-6-6	5201	13' CEDAR ELM
5153	11' CEDAR ELM	5202	8' CEDAR ELM
5154	11' CEDAR ELM	5203	10' CEDAR ELM
5155	13' CEDAR ELM 9-7	5204	10' CEDAR ELM
5156	17' CEDAR ELM 13-8	5205	11' CEDAR ELM
5157	16' CEDAR ELM 13-5	5206	16' CEDAR ELM
5158	(NOT IN USE)	5207	16' CEDAR ELM 8-8-7
5159	8' CEDAR ELM	5208	9' CEDAR ELM
5160	14' CEDAR ELM 10-8	5209	21' CEDAR ELM
5161	12' CEDAR ELM 8-8	5210	8' CEDAR ELM
5162	15' CEDAR ELM 9-7-4	5211	9' CEDAR ELM
5163	12' CEDAR ELM	5212	12' CEDAR ELM
5164	11' CEDAR ELM	5213	15' CEDAR ELM
5165	12' CEDAR ELM	5214	12' CEDAR ELM
5166	14' CEDAR ELM	5215	12' CEDAR ELM
		5216	14' CEDAR ELM
		5217	9' CEDAR ELM
		5218	13' CEDAR ELM 8-5-4
		5219	15' CEDAR ELM 13-10
		5220	11' CEDAR ELM
		5221	14' CHINABERRY 10-8
		5222	11' CEDAR ELM
		5223	12' CEDAR ELM
		5224	11' CHINABERRY 8-6
		5225	15' POST OAK
		5226	8' LIVE OAK
		5227	14' ELM 8-6-6
		5228	8' ELM
		5229	8' ELM
		5230	8' LIVE OAK
		5231	8' ELM
		5232	8' HACKBERRY
		5233	8' HACKBERRY
		5234	8' ELM
		5235	8' ELM

NOTE: AD* (TREE APPEARS TO BE DEAD)

SURVEYOR'S CERTIFICATE:
CERTIFIED TO: 4120 E. 12TH STREET PARTNERS LP, LOAN RANGER CAPITAL, RANGER CAPITAL INVESTMENTS REIT, LLC, AND STEWART TITLE GUARANTY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS ACTUALLY MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON THE DATE SHOWN, AND THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THERE ARE NO APPARENT ENCROACHMENTS, OVERLAPPING OR IMPROVEMENTS, DISCREPANCIES, DEED LINE CONFLICTS, OBSERVABLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON.

JASON WARD
R.P.L.S.
TEXAS REGISTRATION NO. 5811
DATE: 11/29/2022

LAND TITLE, TOPOGRAPHIC AND TREE SURVEY OF A PORTION OF OUTLOT NO. 18 1/2 DIVISION B, OF THE GOVERNMENT TRACTS ADJOINING THE CITY OF AUSTIN, ACCORDING TO A MAP OR PLAT ON FILE WITH THE GENERAL LAND OFFICE
City of Austin, Travis County, Texas

NO.	DATE	REVISION	APP.
3	11/29/2022	UPDATE TREES & TITLE COMMITMENT	DV
2	2/16/2015	UPDATE TITLE COMMITMENT	JL
1	2/16/2015	UPDATE TITLE COMMITMENT	JL

Scale: 1" = 30'
Tech: TE
Field Crew: MS/FG/AV
Survey Date: DEC. 2014
Sheet: 1 OF 1