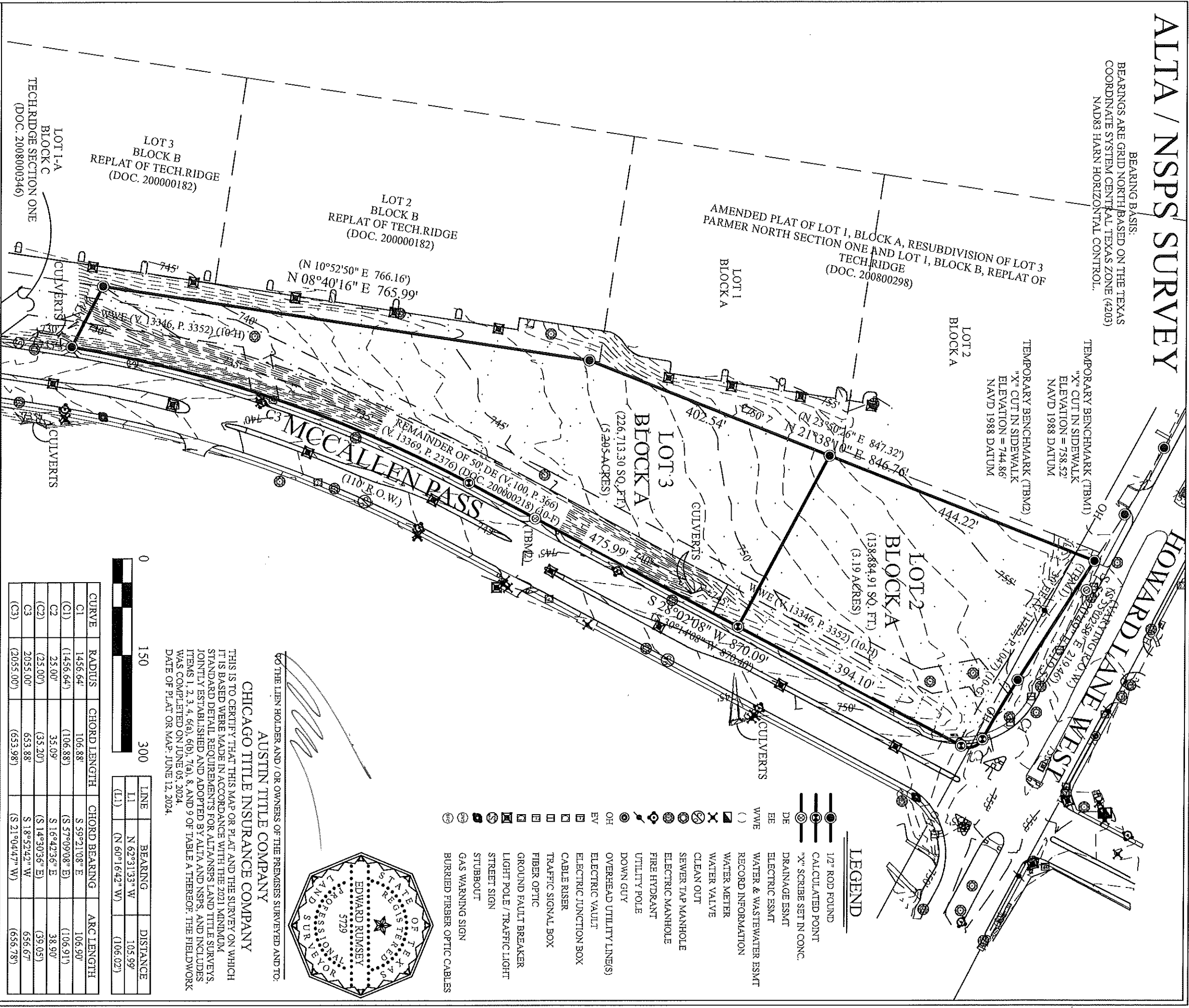


ALTA / NSPS SURVEY

BEARING BASIS:
BEARINGS ARE GRID NORTH BASED ON THE TEXAS
COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203)
NAD83 HARN HORIZONTAL CONTROL.



RESTRICTIONS

SUBJECT TO RESTRICTIONS RECORDED IN VOL. 10247, PG. 289; AND AS STATED ON THE PLATS RECORDE IN VOL. 100, PG. 366; DOC. NO. 200000218.
SUBJECT TO EASEMENTS AS STATED ON THE PLAT RECORDED IN DOC. NO. 200000218. (SHOWN) (ITEM 10-G)
SUBJECT TO EASEMENTS RECORDED IN VOL. 11752, PG. 1047. (SHOWN) (ITEM 10-G)
SUBJECT TO EASEMENTS RECORDED IN VOL. 13346, PG. 3352. (SHOWN) (ITEM 10-H)
EASEMENTS RECORDED IN DOC. NO. 2013146710, AMENDED IN DOC. NO. 2015047937, AS AFFECTED BY DOC. NO. 20181117139. (DOES NOT AFFECT) (ITEM 10-L)
EASEMENTS RECORDED IN DOC. NO. 2015047941. (DOES NOT AFFECT) (ITEM 10-M)

LEGAL DESCRIPTION

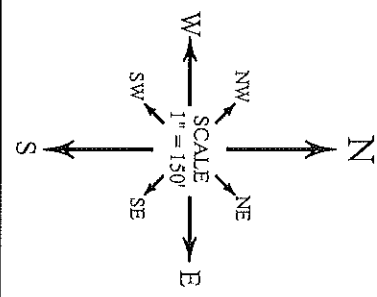
LOTS 2 & 3, BLOCK A, RESUBDIVISION OF PARMER NORTH SECTION ONE LOT 3, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF,
RECORDED IN DOCUMENT NUMBER 200000218, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

F.I.R.M. MAP INFORMATION

ADDRESS

ALLSTAR
Land Surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TBEPLS.FIRM.NO. 10135000

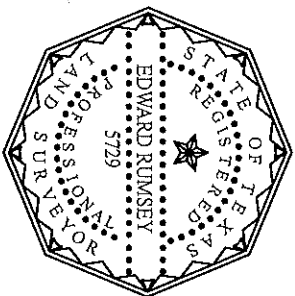
KARLIN MCCALLEN PASS, LLC.
501 W HOWARD LANE &
13600 MCCALLEN PASS
AUSTIN, TRAVIS COUNTY, TEXAS



LINE	BEARING	DISTANCE
L1	N 62°31'33" W	105.99'
(L1)	(N 60°16'42" W)	(106.02')

CURVE	RADIUS	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	1456.64'	106.88'	S 59°21'08" E	106.90'
(C1)	(1456.64')	(106.88')	(S 57°09'08" E)	(106.91')
C2	25.00'	35.09'	S 16°42'36" E	38.90'
(C2)	(25.00')	(35.20')	(S 14°30'36" E)	(39.05')
C3	2055.00'	653.88'	S 18°52'42" W	656.67'
(C3)	(2055.00')	(653.98')	(S 21°04'47" W)	(656.78')

FOR THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:
AUSTIN TITLE COMPANY
CHICAGO TITLE INSURANCE COMPANY
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, 2, 3, 4, 6(a), 6(b), 7(a), 8, AND 9 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 05, 2024.
DATE OF PLAT OR MAP: JUNE 12, 2024.



- ### LEGEND
- 1/2" ROD FOUND
 - CALCULATED POINT
 - "X" SCRIBE SET IN CONC.
 - DE DRAINAGE ESMT
 - EE ELECTRIC ESMT
 - WWE WATER & WASTEWATER ESMT
 - () RECORD INFORMATION
 - WATER METER
 - WATER VALVE
 - CLEAN OUT
 - SEWER TAP MANHOLE
 - ELECTRIC MANHOLE
 - FIRE HYDRANT
 - UTILITY POLE
 - DOWN GUY
 - OH OVERHEAD UTILITY LINE(S)
 - EV ELECTRIC VAULT
 - ELECTRIC JUNCTION BOX
 - CABLE RISER
 - TRAFFIC SIGNAL BOX
 - FIBER OPTIC
 - GROUND FAULT BREAKER
 - LIGHT POLE / TRAFFIC LIGHT
 - STREET SIGN
 - STUBBOUT
 - GAS WARNING SIGN
 - BURIED FIBER OPTIC CABLES

F.I.R.M. MAP INFORMATION		ADDRESS	
THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48453C02701 DATED: 08/18/2014			
THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.			
SURVEY DATE:	JUNE 12, 2024	FIELD BY:	REX NOWLIN
TITLE CO.:	AUSTIN TITLE COMPANY	CALC. BY:	CHRIS ZOTTER
G.E. NO.:	ATA-41-170641200771D	DRAWN BY:	DAVID BAK
JOB NO.:	AO504624	UPDATE BY:	-
		RPLS CHECK:	EDWARD RUNSEY
			06/12/2024