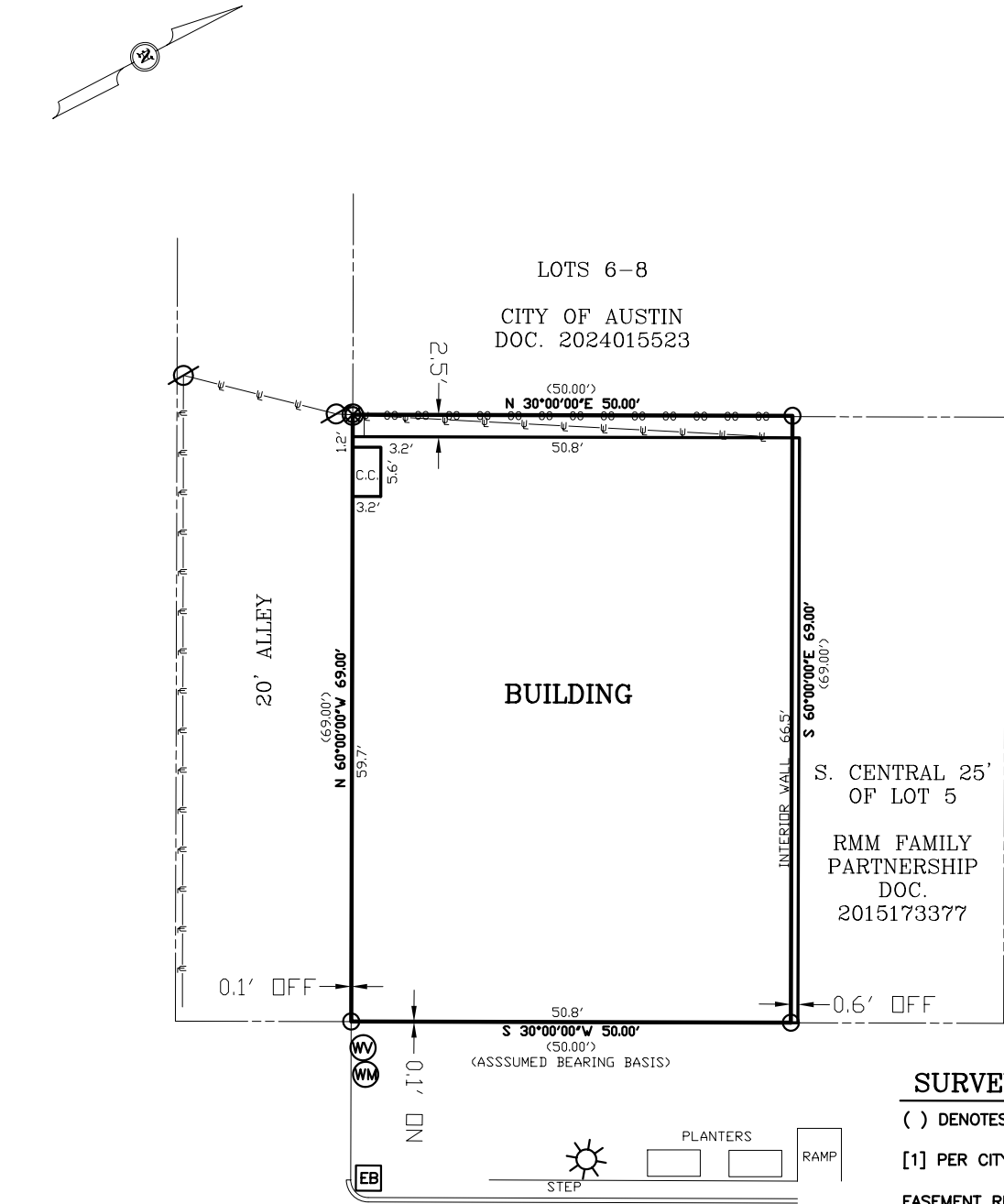


SCALE: 1"=20'

LEGEND

- UTILITY LINE
CHAINLINK
X FOUND
CALCULATED POINT
WATER METER
LIGHT STANDARD
WATER VALVE
ELEC. BOX
UTILITY POLE



710 RED RIVER
(80' R.O.W.)

SURVEYOR'S NOTES

() DENOTES RECORD INFORMATION

[1] PER CITY OF AUSTIN

EASEMENT RESEARCH PERFORMED BY ALL POINTS AND THE UNDERSIGNED SURVEYOR WAS LIMITED TO INFORMATION SUPPLIED BY FIRST AMERICAN TITLE GUARANTY COMPANY PER COMMITMENT G.F. #2963940-AU20, EFFECTIVE OCTOBER 30, 2025; SCHEDULE B, PARAGRAPH 10.

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.

LEGAL DESCRIPTION:

The South 50 feet of Lot 5, Block 88, ORIGINAL CITY OF AUSTIN, Travis County, Texas, according to the map or plat of said City on file in the General Land Office of the State of Texas.

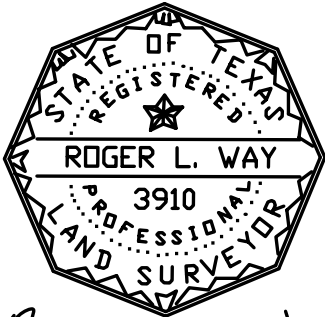
REFERENCE: MCDANIEL COMMERCIAL LLC

TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR
FIRST AMERICAN TITLE GUARANTY 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.

| By: | | Date: |
|------------|-----|----------|
| FIELD WORK | WW | 01-29-26 |
| DRAFTING | SCN | |

SURVEY DATE: 01-30-26
Job No. 01B03826
SCALE: 1"=20'



Roger L. Way



ALL POINTS SURVEYING
1714 FORTVIEW ROAD - SUITE 200
AUSTIN TX. 78704
TELE.: (512) 440-0071 - FAX: (512) 440-0199
FIRM REGISTRATION # 10118900