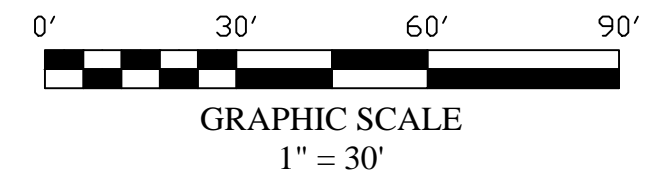


TITLE SURVEY OF
 LOTS 2 AND 3, BLOCK A, HICKMAN OAKS, DOCUMENT NO. 201600305,
 LOTS 1 AND 2, BLOCK A, BERKMAN TERRACE, DOCUMENT NO. 201600264 AND
 A CALLED 0.50 ACRE TRACT CONVETED IN DOCUMENT NO.2017061605, LAST DESCRIBED IN DOCUMENT NO. 2014061714
 ALL OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.



LEGEND

- "X" SCRIBED IN CONCRETE FOUND
- ⊕ 1/2" IRON ROD WITH "HOLT CARSON" CAP FOUND
- "MAG" NAIL FOUND
- ⊙ 1/2 INCH IRON ROD FOUND
- ⊗ WASTEWATER MANHOLE
- ⊕ STORM SEWER MANHOLE
- ⊕ OVERHEAD UTILITY POLE
- ⊕ GAS VALVE
- ⊕ WATER METER
- ⊕ BENCHMARK
- ⊕ SIGN
- OVERHEAD UTILITY
- WOOD FENCE
- CHAINLINK FENCE
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- P.R.T.C.TX. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- (XX) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING

ONLY THOSE RECORDED EASEMENTS LISTED IN TITLE RESOURCES GUARANTY COMPANY'S TITLE COMMITMENT G.F. NO. 1942143-ROL, DATED OCTOBER 2, 2019, AND RELISTED BELOW WERE EVALUATED FOR THIS SURVEY. NO OTHER EASEMENT RECORD RESEARCH WAS PERFORMED BY DELTA SURVEY GROUP, INC.

- C. ANY PORTION OF SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A DEDICATED OR UNDEDICATED PUBLIC OR PRIVATE ROADWAY.
- D. ANY AND ALL EASEMENTS, BUILDING LINES AND CONDITIONS, COVENANTS AND RESTRICTIONS AS SET FORTH IN PLAT RECORDED IN DOCUMENT NO. 201600305, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. (TRACT 1)
- (AFFECTS AS SHOWN)
- E. EASEMENT AS SHOWN ON THE PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF:
 PURPOSE: ELECTRIC AND TELECOMMUNICATIONS EASEMENT
 LOCATION: 10 FEET ALONG THE FRONT LOT LINES OF LOTS 1 AND 2 (TRACT 2)
 (AFFECTS AS SHOWN)
- F. EASEMENT AS SHOWN ON THE PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF:
 PURPOSE: ELECTRIC AND TELECOMMUNICATIONS EASEMENT
 LOCATION: 7.5 FEET ALONG THE SOUTHWEST PROPERTY LINE OF LOT 2 (TRACT 2)
 (AFFECTS AS SHOWN)
- G. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 471, PAGE 108, DEED RECORDS, TRAVIS COUNTY, TEXAS. (TRACTS 1 AND 2)
 (BLANKET EASEMENT ACROSS PARENT TRACT)
- H. EASEMENT GRANTED TO THE CITY OF AUSTIN BY INSTRUMENT RECORDED IN VOLUME 2499, PAGE 101, DEED RECORDS, TRAVIS COUNTY, TEXAS. (TRACTS 1 AND 2)
 AFFECTS AS SHOWN)
- I. EASEMENT:
 RECORDED: VOLUME 4369, PAGE 522, DEED RECORDS, TRAVIS COUNTY, TEXAS.
 TO: CITY OF AUSTIN
 PURPOSE: ELECTRIC AND TELEPHONE LINES (TRACT 3)
 (AFFECTS AS SHOWN)
- J. TERMS, CONDITIONS AND STIPULATIONS IN THE AGREEMENT BY AND BETWEEN:
 PARTIES: WINDSOR PARK ASSETS, LLC AND THE CITY OF AUSTIN
 RECORDED: DOCUMENT NOS. 2016168228 AND FURTHER AFFECTED BY ASSIGNMENT AND ASSUMPTION DATED FEBRUARY 13, 2017 IN 2017039320, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
 TYPE: SUBDIVISION CONSTRUCTION AGREEMENT (TRACTS 1 AND 2)
 (SUBJECT TO)
- K. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATION OF COAL, LIGNITE, OIL, GAS AND OTHER MINERAL, 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. (NOT SURVEY RELATED)
- L. ANY CLAIM, RIGHT, OR ASSERTION OF TITLE BY THE ADJOINING LAND OWNER IN AND TO THAT STRIP OF LAND LOCATED BETWEEN THE PROPERTY LINE AND THE FENCE(S) AS SHOWN ON THAT SURVEY DATED 5/24/2019, PREPARED BY HOLT CARSON, R.P.L.S. 5166.

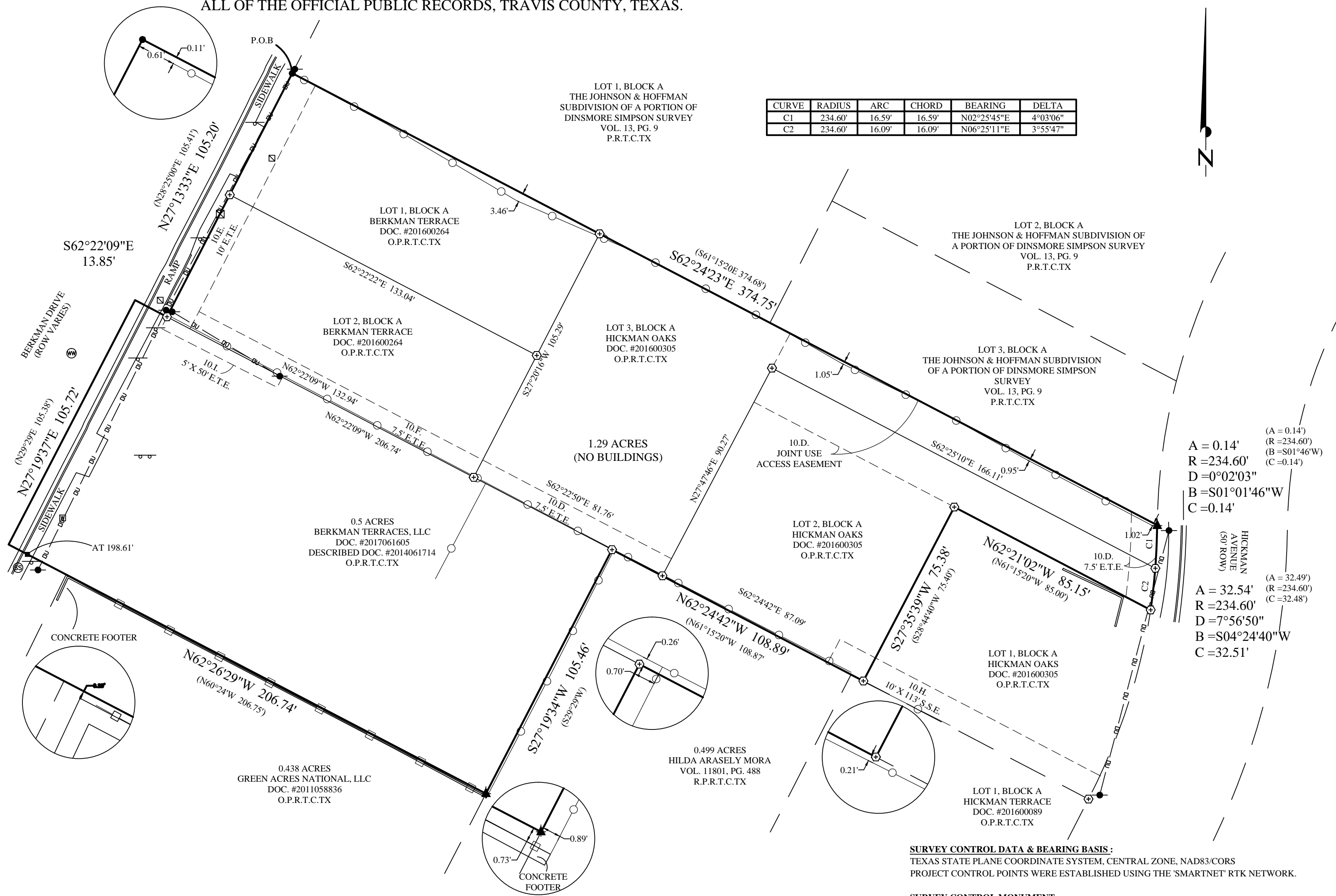
ALSO SUBJECT TO THE FOLLOWING RESTRICTIONS:
 DOCUMENT NO. 201600305 (PLAT), OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. (TRACT 1)
 DOCUMENT NO. 201600264 (PLAT), OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. (TRACT 2)
 DOCUMENT NO. 2018198366, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. (ALL TRACTS)

NOTES:
 ACCORDING TO THE F.E.M.A. MAP NO. 48453C04351, DATED JANUARY 06, 2016, THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE FOLLOWING AREAS:
 OTHER AREAS-ZONE X: AREAS DETERMINED TO BE OUTSIDE THE THE 0.2% CHANCE ANNUAL CHANCE FLOODPLAIN.
 THIS STATEMENT IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THE PROPERTY WILL OR WILL NOT FLOOD.
 SEE FIELD NOTES OF SAME DATE.

TRACT 1: LOTS 2 AND 3, BLOCK A, HICKMAN OAKS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 201600305, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
 TRACT 2: LOTS 1 AND 2, BLOCK A, BERKMAN TERRACE, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 201600264, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
 TRACT 3: BEING 0.5 OF AN ACRE OF LAND, MORE OR LESS, OUT OF THE DINSMORE SIMPSON SURVEY NO. 27, ABSTRACT NO. 694, TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND CONVEYED TO BERKMAN TERRACES, LLC AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2017061605, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

11-14-19
 DATE

John E. Brautigam
 JOHN E BRAUTIGAM
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5057 - STATE OF TEXAS
 FIRM No. 10004700



CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	234.60'	16.59'	16.59'	N02°25'45"E	4°03'06"
C2	234.60'	16.09'	16.09'	N06°25'11"E	3°55'47"

(A = 0.14')
 (R = 234.60')
 (C = 0.14')

A = 0.14'
 R = 234.60'
 D = 0°02'03"
 B = S01°01'46"W
 C = 0.14'

(A = 32.49')
 (R = 234.60')
 (C = 32.48')

A = 32.54'
 R = 234.60'
 D = 7°56'50"
 B = S04°24'40"W
 C = 32.51'

SURVEY CONTROL DATA & BEARING BASIS:
 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83/CORS
 PROJECT CONTROL POINTS WERE ESTABLISHED USING THE 'SMARTNET' RTK NETWORK.

SURVEY CONTROL MONUMENT
 C.O.A. MONUMENT E344
 GRID COORDINATES
 N=10055821.99
 E=3093670.81
 C.S.F. = 0.999997207
 ELEVATION = 678.33' NAVD 88

Delta Survey Group Inc.

8213 Brodie Lane Ste. 102 Austin, TX 78745
 office: (512) 282-5200 fax: (512) 282-5230
 WWW.DELTASURVEYGROUP.COM
 TBPLS FIRM No. 10004700

QUAD AUSTIN EAST

PROJECT BERKMAN TERRACE AT BERKMAN DR.

DWG. GF#1942143-ROL