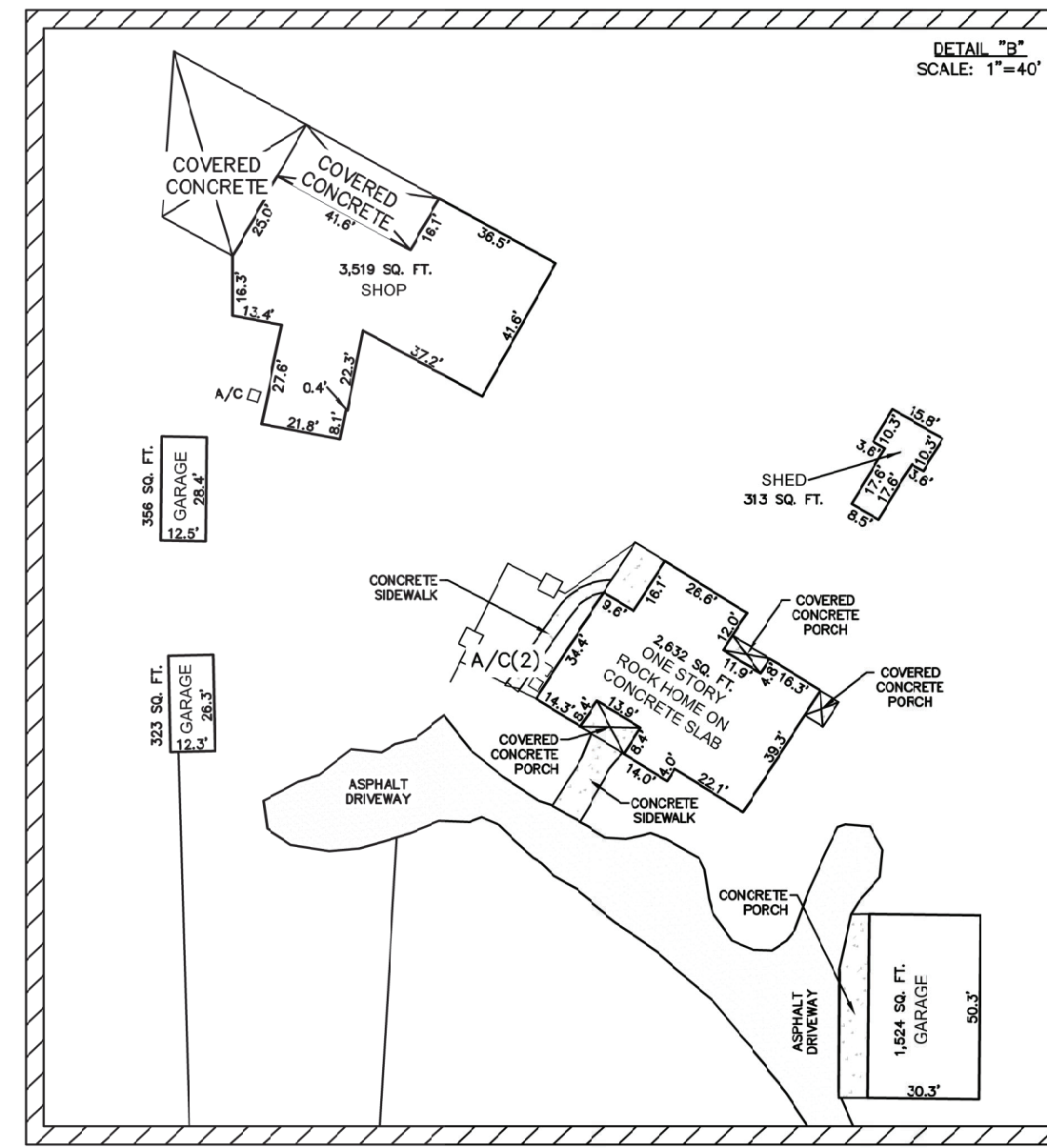
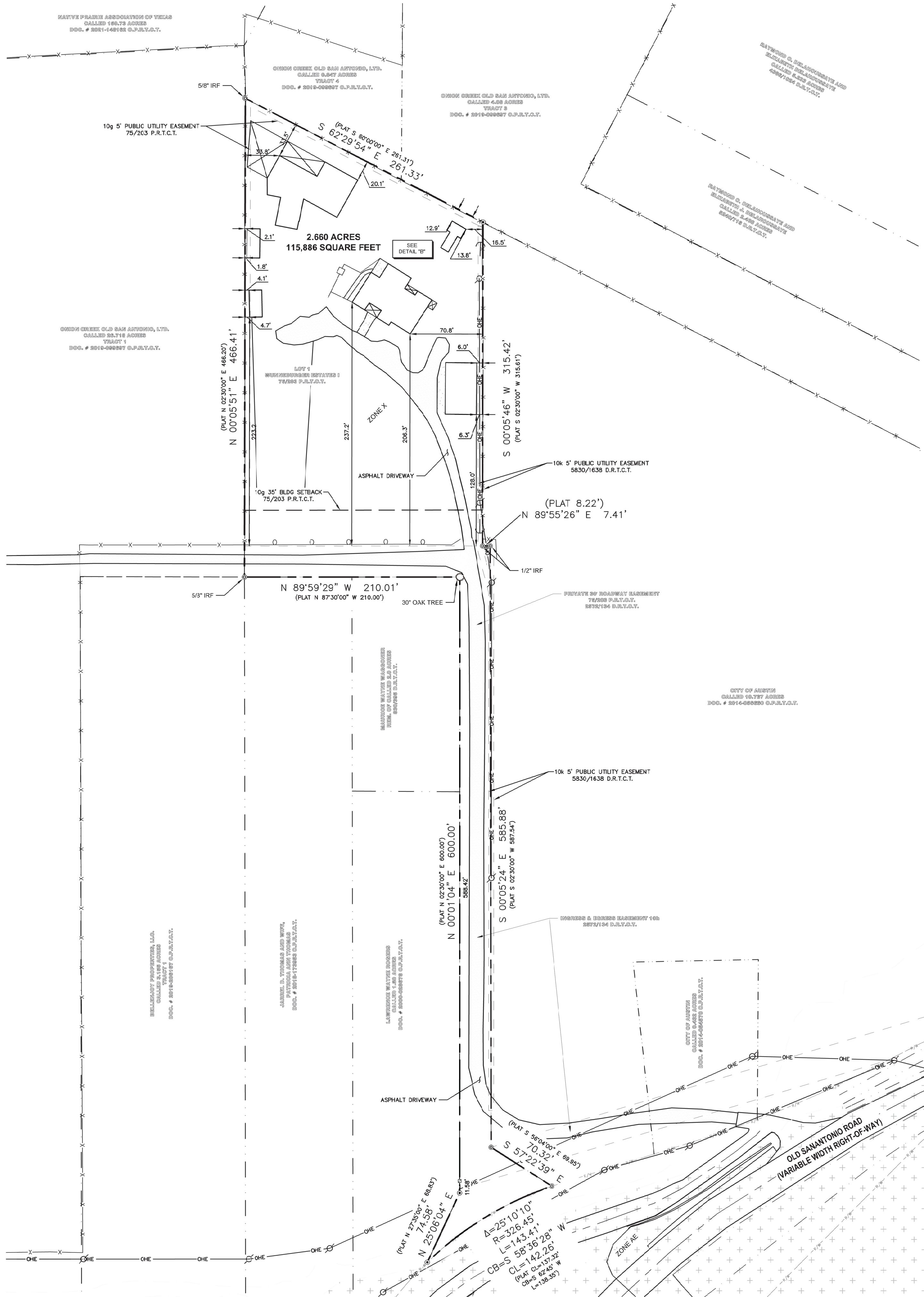


TRAVIS COUNTY, TEXAS
CITY OF AUSTIN,
STEPHEN F. SLAUGHTER SURVEY, ABSTRACT NO. 20



SURVEY NOTES:

- Bearings shown hereon are NAD83, state plane zone 4203, Texas central zone derived from GNSS observation.
- Easements, exception items, recorded deed references and other record information shown on this survey are based upon a public records search performed by Prominent Title, LLC, as agent for Stewart Title Guaranty Company and other research by the surveyor. All easements, rights-of-way and other encumbrances affecting the subject tract, as reflected in the title plat, have been correctly plotted hereon or indicated as being "non-plottable" or "blanket in nature" and except as shown, there are no visible or recorded easements or rights-of-way across the property, nor are there other easements or rights-of-way of which the undersigned has been advised. All title abstract work was performed by Stewart Title Guaranty Company and provided to Datapoint Surveying and Mapping. This survey does not guarantee ownership.
- Record bearings and distances have been shown hereon.
- The property, taken together is internally contiguous without break, gap or interruptions.
- This survey was prepared using the title letter issued by Prominent Title, LLC, as agent for Stewart Title Guaranty Company, GF No. 2214755JM and bearing an effective date of August 25, 2022.
- Illustrated utilities and other non-project improvements appearing on this survey are based on found visible evidence and by conventional methods performed by Datapoint Surveying and Mapping. And by electric designator; field surveying was performed October 14, 2022.
- There are no encroachments onto the property or easements benefiting the property by buildings, structures or other improvements situated on adjoining property. There are no protrusions from the property onto adjoining property, streets or alleys by any facility type, nor any visible discrepancies, conflicts, storages in area or boundary line conflicts except as shown on this survey.
- The points at which the facility type cross the known electrical lines, phone lines, cable lines and water, petroleum and natural gas pipelines, and any other easements or rights-of-way of record are plotted on this survey from the information provided.
- The subject property shown hereon has frontage access to Old San Antonio Road however, a driveway permit may be required from the City of San Antonio.
- The tax parcel number or numbers assigned to the surveyed property does not include any other land other than the surveyed property.
- All roads, streets and highways shown therein are public Right-of-Ways.

TITLE REPORT NOTE

THIS SURVEY WAS PREPARED FOR THE BENEFIT OF A CURRENT TITLE REPORT AS PROVIDED BY PROMINENT TITLE, LLC, AS AGENT FOR STEWART TITLE GUARANTY COMPANY REFERENCED BY OF NO. 2214755JM AND BEARING AN EFFECTIVE DATE OF AUGUST 25, 2022 AND A COMMITMENT ISSUANCE DATE OF SEPTEMBER 16, 2022. IT INCLUDES A SUMMARY OF EASEMENTS, SERVITUDES, RIGHTS-OF-WAY, ACCESS AND DOCUMENTS AS REQUIRED PER SECTION 6, ITEM C-11 OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS (EFFECTIVE FEBRUARY 23, 2021).

SCHEDULE B ITEMS

- 10a) NON-SURVEY ITEM
- 10b) NON-SURVEY ITEM
- 10c) NON-SURVEY ITEM
- 10d) NON-SURVEY ITEM
- 10e) NON-SURVEY ITEM
- 10f) NON-SURVEY ITEM
- 10g) THE FOLLOWING, ALL ACCORDING TO PLAT RECORDED IN 75/203, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS: 5 FOOT PUBLIC UTILITY EASEMENT ALONG THE NORTH AND WEST PROPERTY LINES: 35 FOOT BUILDING SETBACK LINE ALONG A PORTION OF THE PROPERTY. AFFECTS AS SHOWN
- 10h) EASEMENT GRANTED IN WARRANTY DEED EXECUTED BY TRAVIS C. WAGGONER, INDIVIDUALLY AND AS INDEPENDENT EXECUTOR OF THE ESTATE OF THOMAS CASE (T.C.) WAGGONER, DECEASED, RUTH WAGGONER CLEARLY, JOINED BY HER HUSBAND, LEE CLEARLY, MARY WAGGONER SPEARS, A FEME SOLE, JOHN E. WAGGONER, NEWTON R. WAGGONER (ALSO KNOWN AS NEWTON WAGGONER AND AS ROBERT N. WAGGONER), SHERRILL LEE WAGGONER, THELMA WAGGONER SPRADLING, A FEME SOLE, MAURICE R. WAGGONER, AND THOMAS C. WAGGONER, TO ROY C. SANDERS AND WIFE, PAULINE O. SANDERS, DATED MARCH 22, 1963, RECORDED IN UNDER 2572/134, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. AFFECTS AS SHOWN
- 10i) EASEMENT AND RIGHT OF WAY EXECUTED BY ARNOLD L. WUNNEBURGER, A MARRIED MAN, TO THE CITY OF AUSTIN DATED APRIL 27, 1965, RECORDED IN UNDER 2966/763, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. MAY AFFECT
- 10j) EASEMENT AND RIGHT OF WAY EXECUTED BY ARNOLD L. WUNNEBURGER, A MARRIED MAN, TO THE CITY OF AUSTIN DATED MARCH 30, 1967, RECORDED IN UNDER 3307/2377, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. MAY AFFECT
- 10k) EASEMENT AND RIGHT OF WAY EXECUTED BY ROBERT C. FREID AND WIFE, RENATE FREID, TO THE CITY OF AUSTIN DATED APRIL 28, 1977, RECORDED IN UNDER 5830/1638, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. AFFECTS AS SHOWN

LEGAL DESCRIPTION:

Lot 1, of Wunneburger Estates I a Subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Book 75, Page 203, of the Plat Records of Travis County, Texas.

LEGEND

- SUBJECT TRACT BOUNDARY
- ADJOINING TRACT BOUNDARY
- BUILDING SETBACK
- EXISTING EASEMENT
- CENTERLINE ROAD
- RIGHT OF WAY (R.O.W.)
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- PIPE FENCE
- WOOD FENCE
- CENTERLINE CREEK/DITCH
- FOUND MONUMENT
- FOUND FENCE POST
- SET 1/2" CAPPED
- IRON ROD STAMPED
- STANDARD 10184505
- UNLESS OTHERWISE NOTED
- TREE FOUND
- POWER POLE
- WATER METER
- WATER VALVE
- GAS METER
- ELECTRIC METER
- MANHOLE
- CLEAN-OUT

NOTE:
LEGEND IS TYPICAL AND NOT ALL ITEMS OR SYMBOLS IN LEGEND APPEAR IN DRAWING.
SYMBOLS INDICATED IN THE LEGEND AND ON THIS SURVEY HAVE BEEN ENLARGED OR REDUCED FOR CLARITY.

FLOOD ZONE LEGEND

- ZONE A NO BASE FLOOD ELEVATIONS DETERMINED.
- ZONE AE BASE FLOOD ELEVATIONS DETERMINED.
- ZONE X AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL (SHADED) CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

ALTA NOTES (OPTIONAL SURVEY RESPONSIBILITY NOTES) - TABLE A

- SUFFICIENT SURVEY MONUMENTS AS SHOWN ON THIS SURVEY WERE FOUND TO ESTABLISH TRACT AND PROJECT BOUNDARIES. ADDITIONAL MONUMENTS WERE SET AND ARE SHOWN.
- VICINITY MAP SHOWN HEREON.
- FLOOD ZONE CLASSIFICATION IS DEPICTED BY SCALED MAP LOCATION AND GRAPHICALLY PLOTTED HEREON AND WAS REFERENCED FROM FEMA FIRM MAP NO. 48453C0205R WITH AN EFFECTIVE DATE OF JANUARY 22, 2020 AND IT APPEARS THAT THE PROPERTY LIES WITHIN ZONE X, AND IS NOT LOCATED WITHIN A 100-YEAR FLOOD ZONE. THE REFERENCE TO THE 100-YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES, ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY.
- THE APPROXIMATE TOTAL LAND AREA OF THIS PROPERTY AS SHOWN IN THIS SURVEY IS 2.680 ACRES.
- SEE GROUND CONTROL POINTS NOTE BELOW
- (A)(B) THERE ARE BUILDINGS ON SUBJECT TRACT AND THEY ARE DEPICTED ON THIS SURVEY; ALL STRUCTURES AND FACILITIES SHOWN ON THIS SURVEY (I.E. ROADS, POWER LINES, ETC.) ARE SHOWN BASED ON FIELD SURVEY DATA.
- VISIBLE ABOVE-GROUND IMPROVEMENTS ARE SHOWN WITHIN THE PROJECT AREA BASED ON FIELD SURVEY INFORMATION. THERE IS NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE, CEMETERIES OR BURIAL GROUNDS ARE SHOWN HEREON.
- THE PROJECT AREA HAS NO DESIGNATED PARKING SPACES, AS DEPICTED HEREON.
- THE PROJECT AREA HAS NO DIVISION OR PARTY WALLS.
- (A)(B) SEE SURVEY NOTE (6) AND SHOWN HEREON.
- NAMES OF ADJOINING OWNERS OF ALL ADJOINING LANDS ARE SHOWN HEREON.
- THE INTERSECTION OF OLD SAN ANTONIO ROAD & LONGHORN WAY IS APPROXIMATELY +/- 1.900' SOUTH FROM THE SOUTHWEST CORNER OF SUBJECT PROPERTY.
- THERE HAS BEEN NO RECENT EARTH MOVING WORK THROUGHOUT THE SITE OTHER THAN CULTIVATION. THERE IS NO EVIDENCE OF RECENT BUILDING CONSTRUCTION OR BUILDING ADDITIONS DURING THE TIME OF FIELD WORK.
- TO THE BEST OF MY KNOWLEDGE THERE IS NO VISIBLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS DURING THE TIME OF FIELD WORK.

GROUND CONTROL POINTS (GCP) UTILIZED FOR VERTICAL RELIEF

- POINT #717 - N: 1002162.83, E: 3063301.35, Z: 621.67, LAT: 30.135825, LONG: 97.812830
- POINT #718 - N: 10021580.54, E: 3063288.55, Z: 628.02, LAT: 30.134225, LONG: 97.812912
- POINT #719 - N: 10022337.83, E: 3062491.52, Z: 627.81, LAT: 30.136357, LONG: 97.815378
- POINT #720 - N: 10021874.53, E: 3062615.15, Z: 641.93, LAT: 30.135075, LONG: 97.815021
- POINT #721 - N: 10022609.81, E: 3064014.79, Z: 630.45, LAT: 30.137009, LONG: 97.810542
- POINT #722 - N: 10022840.10, E: 3064199.59, Z: 626.65, LAT: 30.137631, LONG: 97.809941
- POINT #723 - N: 10022688.54, E: 3064391.03, Z: 625.11, LAT: 30.137202, LONG: 97.809346
- POINT #724 - N: 10021604.47, E: 3064439.03, Z: 618.69, LAT: 30.134219, LONG: 97.809272
- POINT #725 - N: 10021978.58, E: 3065281.51, Z: 606.50, LAT: 30.135196, LONG: 97.806644
- POINT #726 - N: 10021487.70, E: 30653782.90, Z: 622.51, LAT: 30.133939, LONG: 97.811355

SURVEYOR'S CERTIFICATION

To Stewart Title Guaranty Company, Prominent Title, LLC., Suzanne Freid Carper, Trustee of the Moe Freid Bypass Trust, P5W Land Acquisitions, LLC., their successors, heirs and/or assigns.

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, 5, 7(a)(1), 8, 9, 10, 11(a)(b), 13, 14, 16 and 17 of Table A thereof. The field work was completed on October, 2022.

Datapoint Surveying & Mapping

Tyler J. Willis
TYLER J. WILLIS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6877



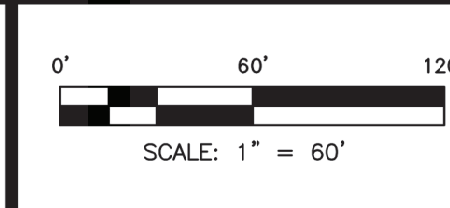
ALTA/NSPS LAND TITLE SURVEY

WUNNEBURGER ESTATES I

Lot 1, of Wunneburger Estates I, a Subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Book 75, Page 203, of the Plat Records of Travis County, Texas.



12450 Network Blvd. - Suite 300
San Antonio, TX 78249
Phone: 726-777-4240
Firm No. 10194585



DRAWN BY: BR	DATE: 11/7/2022	REV. 2
CHECKED BY: ZM	DATE: 11/15/2022	
AFE #		PAGE 1 OF 1