

Land Title Survey

Local Address: 4822 East First Street, Austin, Texas.

Legal Description: Lot 1 of Capitol Machine Works Addition, a subdivision in Travis County, Texas according to the plat recorded in Volume 80, Page 244 of the Plat Records of Travis County, Texas.

Easement Notes:

This tract is subject to the following Restrictions, Conditions and Easements:

The following, all according to the Plat recorded in Book 80, Page 244, of the Plat Records of Travis County, Texas:

10.c. Ten (10) foot additional right of way along northerly line of property. (Does affect property, shown hereon).

Fifty-two (52) foot common driveway access easement along portion of the easterly line of Lot 1 and twenty (20) foot common driveway access easement along portion of the westerly line of Lot 2. Abandoned by Abandonment and Discontinuation of Easements by Mutual Consent document recorded in Volume 12939 Page 1668 of the Travis County Deed Records. (Does affect property, shown hereon)

10.d. Easement as shown in instrument from Capitol Truck and Trailer Company to the City of Austin, dated February 20, 1981, recorded in Volume 7371, Page 3 of the Deed Records of Travis County, Texas. Does affect property, shown hereon.

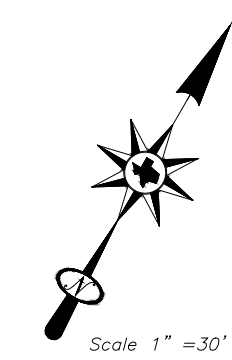
Surveyor's Notes:

No title search was performed by the surveyor. All reference made to documents of record were taken from a Title Commitment G.F. #109TB, issued by Trinity Title of Texas, L.L.C., effective date November 10, 2010.

All underground utilities have not been located by this surveyor. The hereon signed Registered Professional Land Surveyor makes no warranty as to the existence or location of any such utility, whether serving the subject tract or for the purpose of servicing other properties. Subsurface and environmental conditions were not examined or considered as a part of this survey. The word "certify" or "certification" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.

(Now or Formerly)
Joe Bland
Volume 751 Page 558
Travis County Deed Records

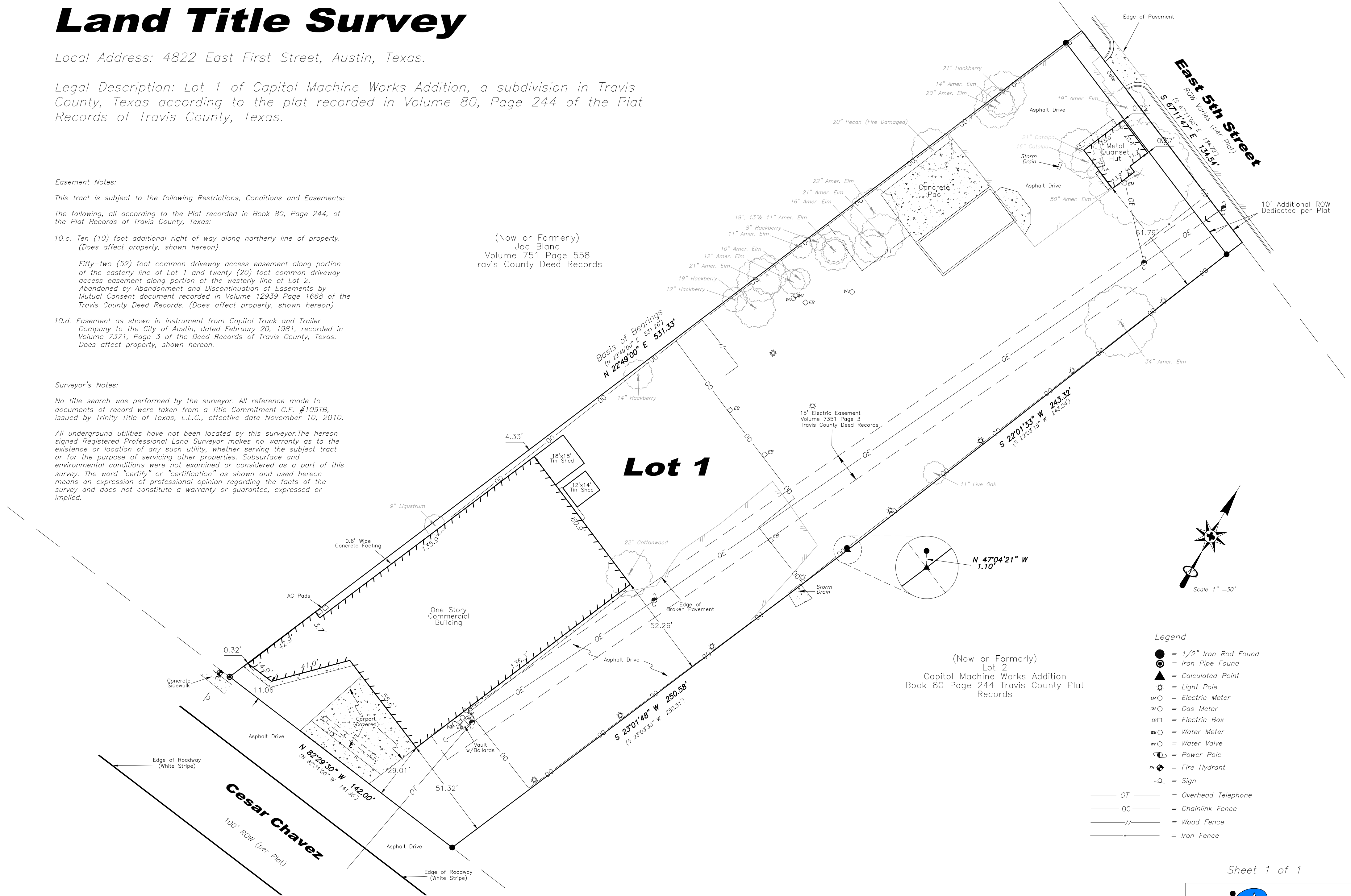
Lot 1



Legend

- = 1/2" Iron Rod Found
- = Iron Pipe Found
- ▲ = Calculated Point
- ☆ = Light Pole
- EM ○ = Electric Meter
- GM ○ = Gas Meter
- EB □ = Electric Box
- WM ○ = Water Meter
- WV ○ = Water Valve
- PP ○ = Power Pole
- FD ○ = Fire Hydrant
- = Sign
- OT — = Overhead Telephone
- OO — = Chainlink Fence
- //— = Wood Fence
- +— = Iron Fence

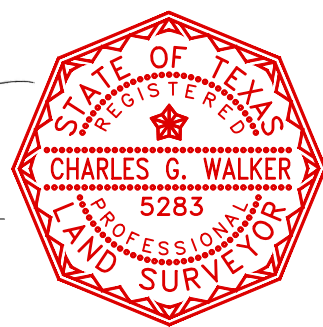
(Now or Formerly)
Lot 2
Capitol Machine Works Addition
Book 80 Page 244 Travis County Plat
Records



I, Charles G. Walker, do hereby certify to: Amplify Federal Credit Union, East First Concert Hall, Inc. and Trinity Title of Texas, L.L.C.

This plat represents a survey made on the ground of the property legally described hereon. There are no apparent discrepancies, encroachments, overlapping of improvements, obviously visible public utilities or roads in place except as shown hereon. Said property adjoins a public roadway.

Charles G. Walker
Charles G. Walker
Registered Professional Land Surveyor
Number 5283
Date of field survey 12-10-2018



ACAD Tech: SAW
Field Crew: CW & RG
Field Book: 45, Pg. 15-17

Sheet 1 of 1

WALKER
TEXAS SURVEYORS
P.O. Box 324
Cedar Park, Texas 78630-0324
Phone (512) 259-3361
TBPLS Firm #10103800
Job #197002