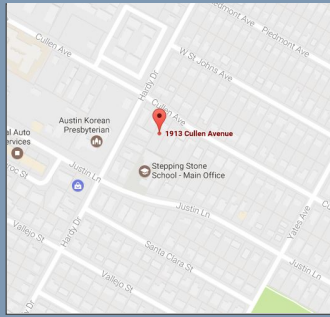


PREPARED BY:

EXACTA

TEXAS SURVEYORS, INC.

7416 Canal Drive, Lake Worth, FL 33467
LB# 10193731 | exacta365.com | p: 866.735.1916 | f: 866.744.2882



PROPERTY ADDRESS: 1913 CULLEN AVENUE AUSTIN, TEXAS 78757

SURVEY NUMBER: 1701.2761

FIELD WORK DATE: 1/26/2017

REVISION DATE(S): (REV.1 1/27/2017)

1701.2761 BOUNDARY SURVEY TRAVIS COUNTY

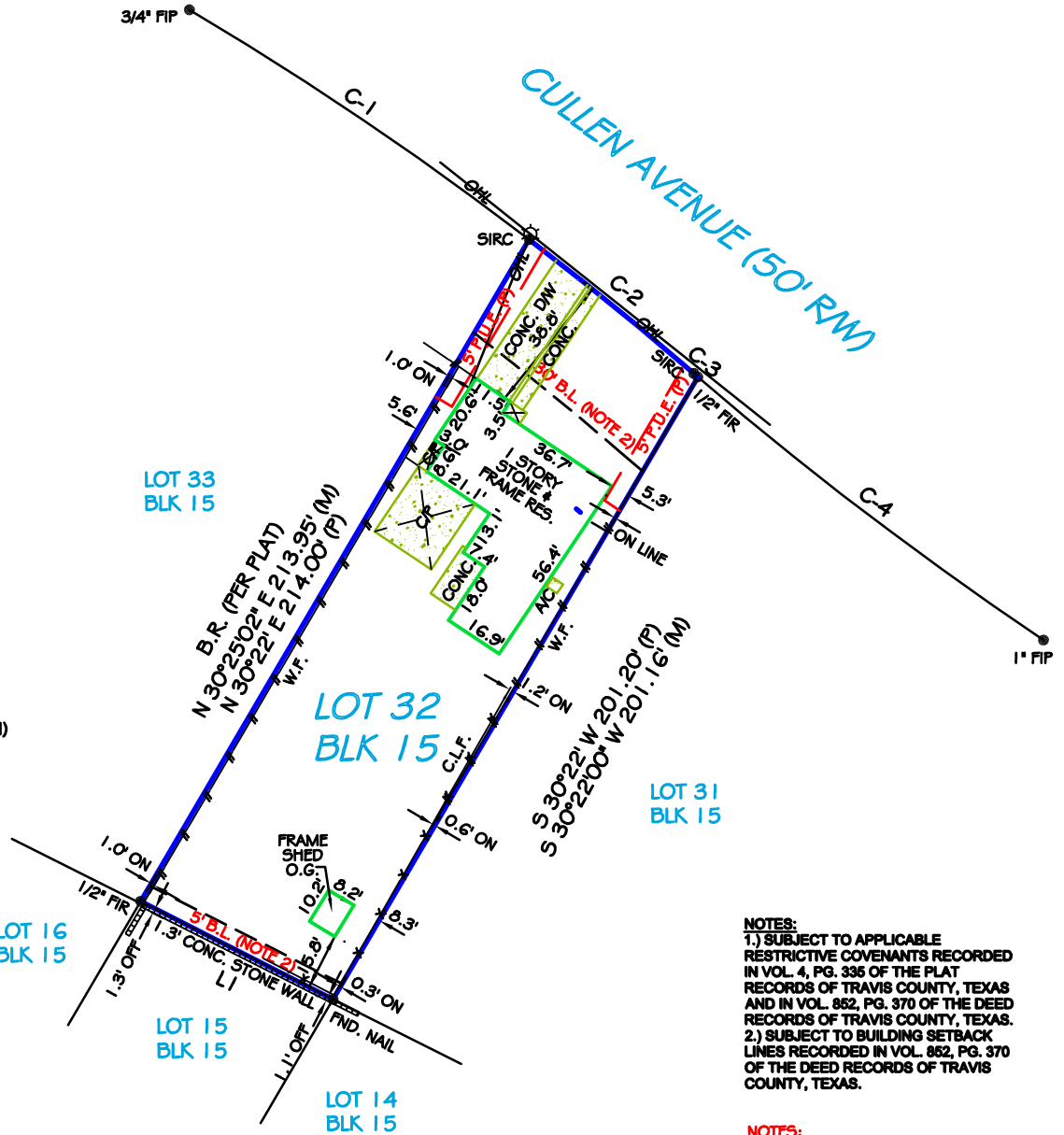
C-1
R = 981.91'(P#M)
L = 114.45'(P) 114.39'(M)
Δ = 6°40'41"(C) 6°40'41"(M)
S 56°23'57" E, 114.38'(C)
S 55°56'26" E, 114.32'(M)

C-2
R = 981.91'(P#M)
L = 59.19'(P) 59.16'(M)
Δ = 3°27'14"(C) 3°27'14"(M)
S 51°20' E, 59.18'(P)
S 50°52'29" E, 59.15'(M)

C-3
R = 1031.90'(P#M)
L = 1.49'(P) 1.49'(M)
Δ = 0°04'58"(C) 0°04'58"(M)
S 49°34' E, 1.49'(P)
S 49°06'29" E, 1.49'(M)

C-4
R = 1031.90'(P#M)
L = 121.42'(P) 121.19'(M)
Δ = 6°44'30"(C) 6°43'44"(M)
S 52°58'44" E, 121.35'(C)
S 52°42'43" E, 121.12'(M)

TABLE:
LI N 63°25' W 60.13' (P)
N 62°58'38" W 60.22' (M)



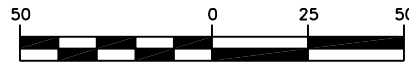
NOTES:
1.) SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS RECORDED IN VOL. 4, PG. 335 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND IN VOL. 852, PG. 370 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
2.) SUBJECT TO BUILDING SETBACK LINES RECORDED IN VOL. 852, PG. 370 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

NOTES:
FENCE OWNERSHIP NOT DETERMINED



Paul M. Valentine

I HEREBY CERTIFY THAT: THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON THE 26th DAY OF JANUARY 2017; ALL EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THE PLAT AND SET FORTH WITHIN THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, GF NO. 20170006, EFFECTIVE DECEMBER 28, 2016, ARE SHOWN OR NOTED HEREON; THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON; THE PROPERTY HAS ACCESS TO A DEDICATED RIGHT-OF-WAY PER PLAT.



GRAPHIC SCALE (In Feet)
1 inch = 50' ft.



Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF AUSTIN, COMMUNITY NUMBER 480624, DATED 01/06/16.

POINTS OF INTEREST
NONE VISIBLE

CLIENT NUMBER: 20170006

DATE: 1/27/2017

BUYER: LEE NICHNOWITZ AND MELISSA MCLAUGHLIN

SELLER: GARRETT L. MEEKER AND COURTNEY K. MATA

CERTIFIED TO: LEE NICHNOWITZ AND MELISSA MCLAUGHLIN;
CAPSTONE TITLE; STEWART TITLE GUARANTY COMPANY; REGIONS BANK DBA REGIONS MORTGAGE

This is page 1 of 2 and is not valid without all pages.

POWERED BY:



www.surveystars.com

EXACTA

TEXAS SURVEYORS, INC.

LB# 10193731
exacta365.com
p: 866.735.1916
f: 866.744.2882

7416 Canal Drive, Lake Worth, FL 33467

LEGAL DESCRIPTION:

LOT 32, BLOCK 15, OF CRESTVIEW ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN VOLUME 4, PAGE 335, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

JOB SPECIFIC SURVEYOR NOTES:

THE BEARING REFERENCE OF NORTH 30 DEGREES 22 MINUTES EAST IS BASED ON THE NORTHWESTERLY LINE OF LOT 32, BLOCK 15, OF CRESTVIEW ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN VOLUME 4, PAGE 335 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

GENERAL SURVEYOR NOTES:

1. Firm Branch #10193731 is physically located at 7416 Canal Drive in Lake Worth, FL 33467.
2. The Legal description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
3. Due to varying construction standards, house dimensions are approximate.
4. This survey is exclusively for the use of the parties to whom it is certified. It is not transferable to additional institutions or subsequent owners.
5. This property subject to any and all recorded and unrecorded easements. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or ownership title evidence.
6. If there is a septic tank, well or drain field on this survey, the location of such items was shown to us by others and are not verified.
7. Any additions or deletions of this 2 page survey document are strictly prohibited. Use of this survey beyond the purpose of the transfer of title without written authorization of the signing surveyor is prohibited.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. Dimensions are in feet and decimals thereof.
10. All pins marked as set are 5/8" or 1/2" diameter, 18" iron rebar, with "EXACTA" cap.
11. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
12. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logos or references to third party firms are for informational purposes only.
13. Points of Interest (POI's) are selected above- ground improvements which may be in contact with boundary, building setbacks or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
15. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

LEGEND:

SURVEYOR'S LEGEND

<p>LINETYPES: (UNLESS OTHERWISE NOTED)</p> <p>BOUNDARY LINE</p> <p>STRUCTURE</p> <p>CENTERLINE</p> <p>CHAIN LINK or WIRE FENCE</p> <p>EASEMENT</p> <p>EDGE OF WATER</p> <p>IRON FENCE</p> <p>OVERHEAD LINES</p> <p>SURVEY TIE LINE</p> <p>WALL OR PARTY WALL</p> <p>WOOD FENCE</p> <p>VINYL FENCE</p>		<p>SURFACE TYPES: (UNLESS OTHERWISE NOTED)</p> <p>ASPHALT</p> <p>CONCRETE</p> <p>WATER</p> <p>WOOD</p>		<p>SYMBOLS: (UNLESS OTHERWISE NOTED)</p> <p>BENCH MARK</p> <p>CENTERLINE</p> <p>CENTRAL ANGLE or DELTA</p> <p>COMMON OWNERSHIP</p> <p>CONTROL POINT</p> <p>CONCRETE MONUMENT</p> <p>CATCH BASIN</p> <p>ELEVATION</p> <p>FIRE HYDRANT</p> <p>FIND OR SET MONUMENT</p> <p>GUYWIRE OR ANCHOR</p> <p>MANHOLE</p> <p>TREE</p> <p>UTILITY OR LIGHT POLE</p> <p>WELL</p>		<p>A/C AIR CONDITIONING</p> <p>B.R. BEARING REFERENCE</p> <p>B.C. BLOCK CORNER</p> <p>B.F.P. BACKFLOW PREVENTOR</p> <p>BLK. BLOCK</p> <p>BLDG. BUILDING</p> <p>BM BENCHMARK</p> <p>B.R.L. BUILDING RESTRICTION LINE</p> <p>BSMT. BASEMENT</p> <p>B/W BAY/BOX WINDOW</p> <p>(C) CALCULATED</p> <p>C CURVE</p> <p>CATV CABLE TV RISER</p> <p>C.B. CONCRETE BLOCK</p> <p>CHM. CHIMNEY</p> <p>C.L.F. CHAIN LINK FENCE</p> <p>C.O. CLEAN OUT</p> <p>CONC. CONCRETE</p> <p>COR. CORNER</p> <p>CS/W CONCRETE SIDEWALK</p> <p>C.V.G. CONCRETE VALLEY GUTTER</p> <p>C/L CENTER LINE</p> <p>C/P COVERED PORCH</p> <p>C/S CONCRETE SLAB</p> <p>(D) DEED</p> <p>D.F. DRAIN FIELD</p> <p>D.H. DRILL HOLE</p> <p>D/W DRIVEWAY</p> <p>ELEV. ELEVATION</p> <p>ENCL. ENCLOSURE</p> <p>ENT. ENTRANCE</p> <p>EM ELECTRIC METER</p> <p>F.O.P. EDGE OF PAVEMENT</p> <p>E.O.W. EDGE OF WATER</p> <p>EUB ELECTRIC UTILITY BOX</p> <p>(F) FIELD</p> <p>FCM FND. CONCRETE MONUMENT</p> <p>F/DH FOUND DRILL HOLE</p> <p>F.F. FINISHED FLOOR</p> <p>FIP FOUND IRON PIPE</p> <p>FIPC FOUND IRON PIPE & CAP</p> <p>FIR FOUND IRON ROD</p> <p>FIRC FOUND IRON ROD & CAP</p> <p>FN FOUND NAIL</p> <p>FN&D FOUND NAIL AND DISC</p> <p>FND. FOUND</p> <p>FPKN FOUND PARKER-KALON NAIL</p> <p>FPKN&D FOUND FK NAIL & DISC</p> <p>FRSPK FOUND RAILROAD SPIKE</p> <p>GAR. GARAGE</p> <p>GM GAS METER</p>		<p>ID. IDENTIFICATION</p> <p>ILL. ILLEGIBLE</p> <p>INST. INSTRUMENT</p> <p>INT. INTERSECTION</p> <p>L LENGTH</p> <p>LB# LICENSE # - BUSINESS</p> <p>LS# LICENSE # - SURVEYOR</p> <p>(M) MEASURED</p> <p>M.B. MAP BOOK</p> <p>M.E.S. MITERED END SECTION</p> <p>M.F. METAL FENCE</p> <p>N.R. NON RADIAL</p> <p>N.T.S. NOT TO SCALE</p> <p>O.C.S. ON CONCRETE SLAB</p> <p>O.G. ON GROUND</p> <p>OFF OUTSIDE OF SUBJECT PARCEL</p> <p>OH. OVERHANG</p> <p>OHL OVERHEAD LINES</p> <p>ON INSIDE OF SUBJECT PARCEL</p> <p>O.R.B. OFFICIAL RECORD BOOK</p> <p>O.R.V. OFFICIAL RECORD VOLUME</p> <p>O/A OVERALL</p> <p>O/S OFFSET</p> <p>(P) PLAT</p> <p>P.B. PLAT BOOK</p> <p>P.C. POINT OF CURVATURE</p> <p>P.C.C. POINT OF COMPOUND CURVATURE</p> <p>P.C.P. PERMANENT CONTROL POINT</p> <p>P/E POOL EQUIPMENT</p> <p>PG. PAGE</p> <p>PI. POINT OF INTERSECTION</p> <p>PLS PROFESSIONAL LAND SURVEYOR</p> <p>PLT PLANTER</p> <p>P.O.B. POINT OF BEGINNING</p> <p>P.O.C. POINT OF COMMENCEMENT</p> <p>PP PINCHED PIPE</p> <p>P.R.C. POINT OF REVERSE CURVATURE</p> <p>PR.M. PERMANENT REFERENCE MONUMENT</p> <p>PSM PROFESSIONAL SURVEYOR AND MAPPER</p>		<p>SEC. SECTION</p> <p>SEF. SEPTIC TANK</p> <p>SEW. SEWER</p> <p>S/GD SET GLUE DISC</p> <p>SIRC SET IRON ROD & CAP</p> <p>S/N&D SET NAIL & DISC</p> <p>SQ.FT. SQUARE FEET</p> <p>STY. STORY</p> <p>S.T.L. SURVEY TIE LINE</p> <p>SV SEWER VALVE</p> <p>S/W SIDEWALK</p> <p>S.W. SEAWALL</p> <p>TBM TEMPORARY BENCHMARK</p> <p>TEL. TELEPHONE FACILITIES</p> <p>T.O.B. TOP OF BANK</p> <p>TWP. TOWNSHIP</p> <p>TX TRANSFORMER</p> <p>TYP. TYPICAL</p> <p>U.R. UTILITY RISER</p> <p>W/C WITNESS CORNER</p> <p>W/F WATER FILTER</p> <p>W.F. WOODEN FENCE</p> <p>WM WATER METER/VALVE BOX</p> <p>WY WATER VALVE</p> <p>V.F. VINYL FENCE</p>		<p>A.E. ACCESS EASEMENT</p> <p>AN.E. ANCHOR EASEMENT</p> <p>C.M.E. CANAL MAINTENANCE ESMT.</p> <p>C.U.E. COUNTY UTILITY ESMT.</p> <p>D.E. DRAINAGE EASEMENT</p> <p>D.U.E. DRAINAGE AND UTILITY ESMT.</p> <p>ESMT. EASEMENT</p> <p>I.E./E. INGRESS/EGRESS ESMT.</p> <p>IRR.E. IRRIGATION EASEMENT</p> <p>L.A.E. LIMITED ACCESS ESMT.</p> <p>L.B.E. LANDSCAPE BUFFER ESMT.</p> <p>L.E. LANDSCAPE ESMT.</p> <p>L.M.E. LAKE OR LANDSCAPE MAINTENANCE EASEMENT</p> <p>M.E. MAINTENANCE EASEMENT</p> <p>P.U.E. PUBLIC UTILITY EASEMENT</p> <p>R.O.E. ROOF OVERHANG ESMT.</p> <p>S.W.E. SIDEWALK EASEMENT</p> <p>S.W.M.E. STORM WATER MANAGEMENT EASEMENT</p> <p>T.U.E. TECHNOLOGICAL UTILITY ESMT.</p> <p>U.E. UTILITY EASEMENT</p>	
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	-------------------------------------------------------------------------------------------------------------------------------------------	--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

ELECTRONIC SIGNATURE:

In order to "Electronically Sign" all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at <http://www.fileformat.info/tool/md5sum.htm>. To Electronically Sign any survey PDF: 1. Save the PDF onto your computer. 2. Use the online tool at <http://www.fileformat.info/tool/md5sum.htm> to browse for the saved PDF on your computer. 3. Select the Hash Method as SHA. 4. Click Submit. Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

PRINTING INSTRUCTIONS:

1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
 2. Select a printer with legal sized paper.
 3. Under "Print Range", click select the "All" toggle.
 4. Under the "Page Handling" section, select the number of copies that you would like to print.
 5. Under the "Page Scaling" selection drop down menu, select "None."
 6. Uncheck the "Auto Rotate and Center" checkbox.
 7. Check the "Choose Paper size by PDF" checkbox.
 8. Click OK to print.
- TO PRINT IN BLACK + WHITE:**
1. In the main print screen, choose "Properties".
 2. Choose "Quality" from the options.
 3. Change from "Auto Color" or "Full Color" to "Gray Scale".

OFFER VALID ONLY FOR:

LEE NICHNOWITZ AND MELISSA MCLAUGHLIN

EXACTA

25% off
(UP TO \$500)

FUTURE SURVEYING SERVICES ON THIS PROPERTY*

*Offer valid for fence stakeouts and additions to the existing structures only.

Offer valid only for the buyer as listed on the first page of this survey. Total discount not to exceed \$500. Coupon expires 2 years from the date of issuance.