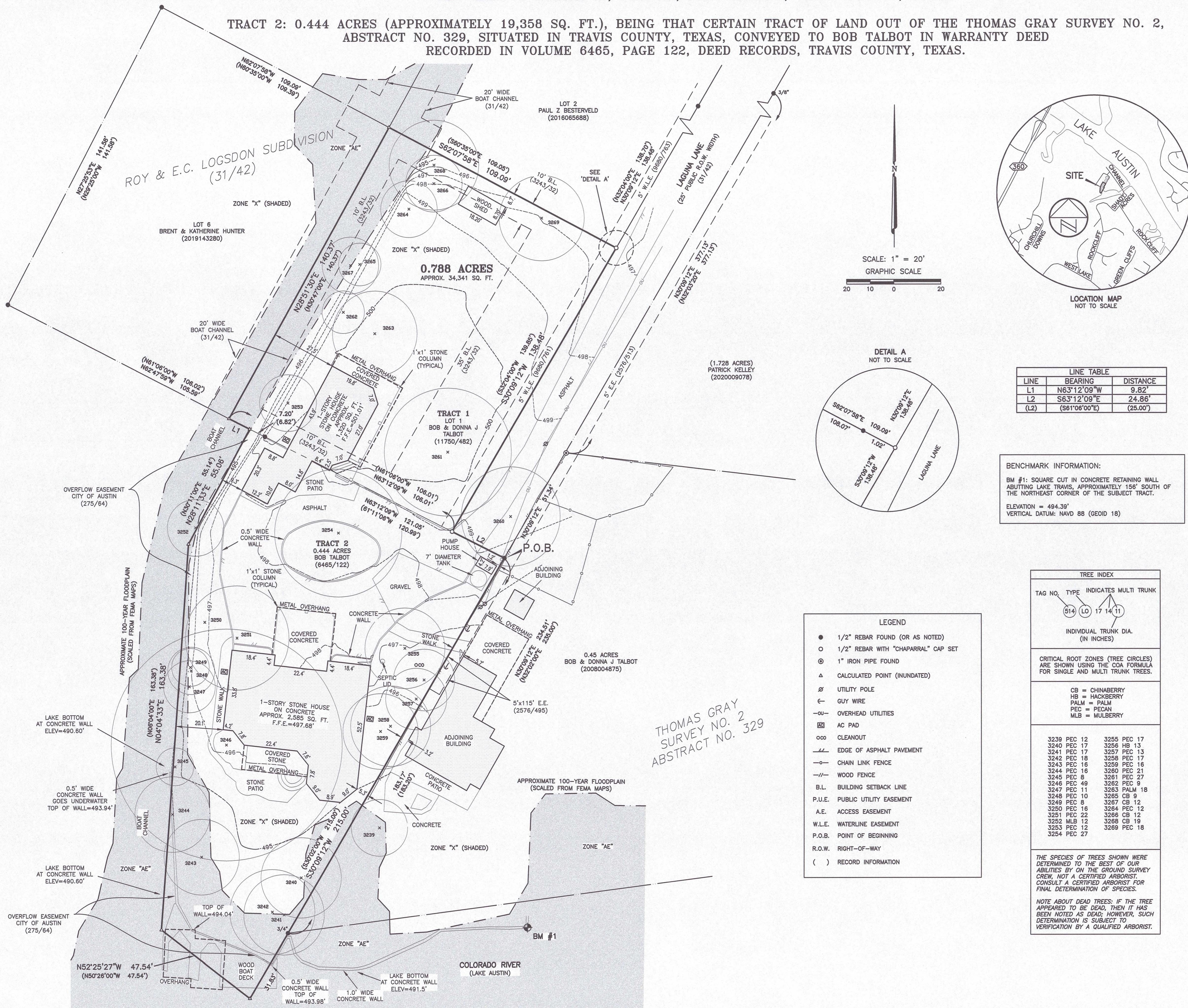


A LAND TITLE, TOPOGRAPHIC & TREE SURVEY OF 0.788 ACRES (APPROXIMATELY 34,341 SQ. FT.), CONSISTING OF THE FOLLOWING TWO (2) TRACTS:

TRACT 1: LOT 1, ROY & E.C. LOGSDON SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN VOLUME 31, PAGE 42, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

TRACT 2: 0.444 ACRES (APPROXIMATELY 19,358 SQ. FT.), BEING THAT CERTAIN TRACT OF LAND OUT OF THE THOMAS GRAY SURVEY NO. 2
ABSTRACT NO. 329, SITUATED IN TRAVIS COUNTY, TEXAS, CONVEYED TO BOB TALBOT IN WARRANTY DEED
RECORDED IN VOLUME 6465, PAGE 122, DEED RECORDS, TRAVIS COUNTY, TEXAS.



TITLE COMMITMENT NOTE:

COMMITMENT FOR TITLE INSURANCE PREPARED BY

Title Resources Guaranty Compan

G.F. No.: 2117075-COM Effective Date: 03/25/21 Issued: 04/07/21

The surveyor has relied upon the referenced Commitment for Title regarding easements, restrictions, and other matters affecting this property. No additional research was done for the purpose of this survey. Items listed are worded according to the commitment, followed by surveyor's notes and/or observations.

Schedule "B" items contained therein and re-listed below were considered:

1) Restrictive Covenants:
Volume 31, Page 42, Plat Records and Volume 3243, Page 32, Deed Records, Travis County, Texas.
-- Subject to.

Volume 2729, Page 114, Deed Records, Travis County, Texas, and as further affected by Document No(s) 2007139034, 2008004873 and 2008004874, Official Pubic Records, Travis County, Texas.
--- Not subject to.

Volume 1544, Page 374, Deed Records, Travis County, Texas. -- Not subject to.

g. Any and all easements, building lines and conditions, covenants and restrictions as set forth in plat recorded in Volume 31, Page 42, Plat Records, Travis County, Texas. -- Subject to, as shown.

h. Any and all easements, building lines and conditions, covenants and restrictions as set forth in document recorded in Volume 1544, Page 374, Deed Records, Travis County, Texas. -- Not subject to.

document recorded in Volume 3243, Page 32, Deed Records, Travis County, Texas.
 --- Subject to, as shown.

Recorded: Volume 275, Page 64, Deed Records, Travis County, Texas.
Purpose: City of Austin
-- Subject to, as shown.

k. Access easement as set forth in Volume 1544, Page 374, Volume 2146, Page 227, Volume 2146, Page 417, Volume 2523, Page 421, Volume 2619, Page 210, Volume 2729, Page 120, Volume 2729, Page 114 and Volume 3265, Page 1264, Deed Records; Volume 13227, Page 1963, Real Property Records and Document No. 2003246340, Official Public Records, Travis County, Texas. -- **Not subject to.**

l. Reservation of a five foot (5') utility easement as set forth in volume 2523, Page 421, Deed Records, Travis County, Texas. -- Not subject to.

m. Easement granted to the City of Austin by instrument recorded in Volume 2576, Page 495, Deed Records, Travis County, Texas. -- **Not subject to.**

o. Reservation of an unrestrictive easement and building lines as reserved in Deed recorded in Vol. 2729, Page 114, Deed Records, Travis County, Texas. -- **Not subject to.**

p. Easement granted to the City of Austin by instrument recorded in Volume 2680, Page 492, Deeds and Records, Travis County, Texas. -- Not subject to.

q. Waterline easement granted to Eddie Hooks and Margaret Hooks by instrument recorded in Volume 4429, Page 465, Deed Records, Travis County, Texas. -- Not subject to.

r. Waterline easement granted to Eddie H. Hooks, Jr. as described and located by instrument recorded in Volume 9680, Page 759, Real Property Records, Travis County, Texas. -- Not subject to

s. Waterline easement granted to Eddie H. Hooks, Jr. as described and located by instruments recorded in Volume 9680, Page 763, Real Property Records, Travis County, Texas. -- Not subject to

t. Waterline easement granted to the present and future owners as described and located by instruments recorded in Volume 9368, Page 34, Real Property Records, Travis County, Texas.
 --- Not subject to.

u. Waterline easement granted to Eddie Hooks, Jr., as described and located by instruments recorded in Volume 9042, Page 871, Real Property Records, Travis County, Texas. -- Not subject to

v. Easement as set forth in Volume 9563, Page 613, Real Property Records, Travis County, Texas.
 --- Not subject to.

--- Subject to, as shown.

x. Road Right-Of-Way Dedication recorded in Volume 13204, Page 401, Real Property Records, and as amended in Volume 13245, Page 114, Real Property Records, Travis County, Texas. -- Not subject to.

y. Ingress and egress rights together with other matters as set forth in Volume 6458, Page 1591 Deed Records, Travis County, Texas. -- **Not subject to.**

z. Those matters set forth in Affidavit recorded in Document No. 2000128598, Official Public Records, Travis County, Texas. -- **Subject to.**

FLOOD—PLAIN NOTE

The tract shown herein lies within Zone "X" (SHADED) (areas determined to be INSIDE the 0.2% annual chance floodplain or areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile), and Zone "AE" (areas determined to be inside the 1% annual chance floodplain), as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map no. 4445300435K, dated January 22, 2020, for Travis County, Texas, and incorporated areas. If this site is not identified as special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

GENERAL SURVEY NOTES:

BEARING BASIS: Grid azimuth, Texas Coordinate System of 1983 (NAD83), Central Zone (4203)

PROPERTY ADDRESS: 4825 Laguna Lane, Austin, TX 78746

DATE OF SURVEY: June 28, 202

ATTACHMENTS: 1558-002-0.788A

SURVEYOR'S CERTIFICATE:

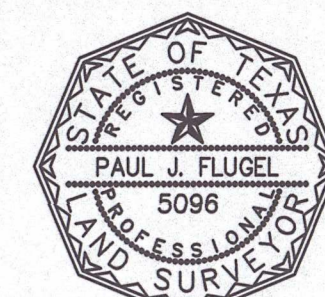
CERTIFIED TO: Robert W. Talbot (also known as Bob Talbot) and wife, Donna J. Talbot
Wilson Capital GP I LLC, a Texas limited liability company
Title Resources Guaranty Company

I hereby certify that a survey of the property shown hereon was actually made upon the ground under my direction and supervision on the date shown, and that to the best of my professional knowledge and belief: there are no apparent encroachments, overlapping of improvements, discrepancies, deed line conflicts, visible utility lines or roads in place, except as shown hereon, and that this property abuts or adjoins a dedicated road right-of-way or access easement, unless noted hereon.

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 2, 3, or 4 TSPS Land Title Survey, based on the Manual of Practice for Land Surveying in the State of Texas, Thirteenth Edition, effective September 01, 2019, prepared by the Texas Society of Professional Surveyors.

Carl F. Fiegel 7-07-2021

Paul J. Flugel Date
Registered Professional Land Surveyor
State of Texas No. 5096
PaulF@chapsurvey.com



Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
T.B.P.E.L.S. Firm No. 10124500

PROJECT NO.:
1558-002
WORK ORDER:
20721
DRAWING NO.:
1558-002-T11
PLOT DATE:
07/07/21
PLOT SCALE:
1"=20'
DRAWN BY:
PAQ

SHEET
01 OF 01