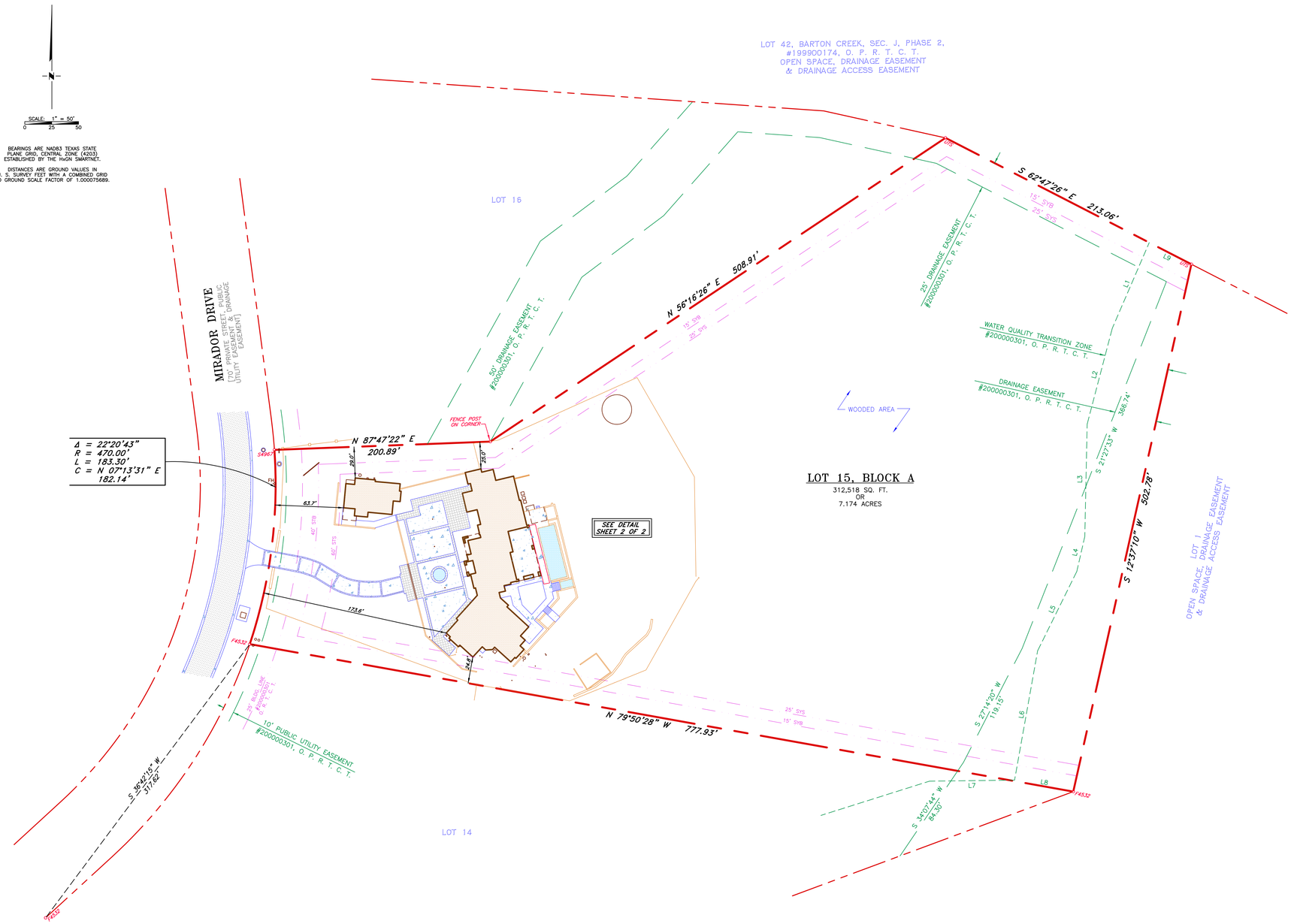


TSPS Land Title Survey for (Reference Name): Jay&Ray LLC
Client: Douglas M. Schaaf, Trustee of The Schaaf Family Revocable Trust
For Title Commitment by: Independence Title (Underwriter: Title Resources Guaranty Company)
GF #: 2606769-WLK Effective Date: March 7, 2026, 8:00 am
Property Address: 4411 Mirador Drive, Austin, Texas 78735

DESCRIPTION

Lot 15 in Block A of Barton Creek, Section M according to the map or plat thereof recorded under Document Number 200000301 of the Offical Public Records of Travis County, Texas.

Said tract of land being subject to Restrictive Covenants of record as filed in:

Document No. 200000301(Plat), Official Public Records; Volume 12945, Page 335 (Social Membership); Volume 13154, Page 94 (Master Decl-Barton Creek South), Real Property Records, Document Nos. 1999000204, 2000043878, 2001081869, 2000153777 (Applic-Sec. M), 2001195374 (Dev Area-Sec. M), 2001195375, 2004222627, 2005093839 (Design Guidelines), 2007065822, 2007085996, 2007160012, 2009027279, 2012012295, 2014035914, 2014057445, 2014057446, 2014098201, 2017175856, 2025083957; 2001195376 (Sec. M-Habitat Maint) Official Public Records, Travis County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, disability, handicap, familial status or national origin.

Said tract of land being subject to a "Blanket" Electric Easement to the City of Austin as filed for record under Document Number 2025057109 of the Official Public Records of Travis County, Texas.

Said tract of land may be subect to an easement, with an undefinable location on the ground, to the Travis County Water Control Improvement District No. 9 as filed for record in Volume 1889 at Page 498 of the Deed Records of Travis County, Texas.

LINE DATA		
NO.	BEARING	DISTANCE
1	S 23°19'05" W	86.92'
2	S 14°39'56" W	92.10'
3	S 01°12'34" W	104.50'
4	S 12°51'41" W	33.36'
5	S 26°15'48" W	82.36'
6	S 10°06'15" W	122.22'
7	S 89°17'56" W	79.12'
8	N 79°50'28" W	60.27'
9	S 62°47'26" E	44.07'

LEGEND

F4532	Found 5/8" rebar w/cap marked "RPLS 4532"
S4967	Set 1/2" rebar w/cap marked "RPLS 4967"
UTS	Unable to set
X X X	Wrought Iron Fence
// // //	Wire Game Fence
CRW	Concrete Retaining Wall
WRW	Wood Retaining Wall
LSRW	Loose Stone Retaining Wall
GM	Gas Meter
EP	Electric Panel
CTV	Cable TV Pedestal
WM	Water Meter
MH - E	Manhole - Electric
DR	Drain
ICV	Irrigation Control Valve
C	Cleanout
FH	Fire Hydrant
O. P. R. T. C. T.	Official Pubic Records of Travis County, Texas
STB	Street Buffer per #2005093839, O. P. R. T. C. T.
STS	Street Setback per #2005093839, O. P. R. T. C. T.
SYB	Side Yard Buffer per #2005093839, O. P. R. T. C. T.
SYS	Side Yard Setback per #2005093839, O. P. R. T. C. T.
L2	Line Number

With reference to my copy of the Federal Emergency Management Agency Flood Insurance Rate Map for Travis County, Texas, Community Panel No. 45453C0440J, Revised on 1/22/2020, the subject property's scaled location lies within Flood Zone "X" which IS NOT designated a 100 year Special Flood Hazard Area. The above map may not include all Special Flood Hazard Areas and after a more detailed study the Special Flood Hazard Areas may be modified and other areas added. Localized flooding may occur someday due to changes in adjacent drainage patterns.

To: Jay&Ray LLC, Douglas M. Schaaf, Trustee of the Schaaf Family Revocable Trust, Independence Title, Title Resources Guaranty Company and their heirs, successors and/or assigns.

I do hereby certify that this survey was made on the ground, under my direct supervision and the plat hereon is a true and correct representation of this property, there are no visible conflicts, encroachments, overlapping of improvements or easements except as shown or noted; all easements and other matters of record of which I have been advised by the above referenced title commitment are as shown hereon. Delta Land Surveying makes no representation to the accuracy or completeness of said commitment. Said survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Land Title Survey.

Larry W. Busby
TX RPLS No. 4967

STATE OF TEXAS REGISTERED LARRY W. BUSBY 4967 PROFESSIONAL LAND SURVEYOR

05/14/2026

Note: The survey shown and described hereon was prepared for use by the above Client for the above noted title commitment ONLY and Delta Land Surveying shall not be liable for the use of this survey for any other purpose.

NO.	REVISION	DATE

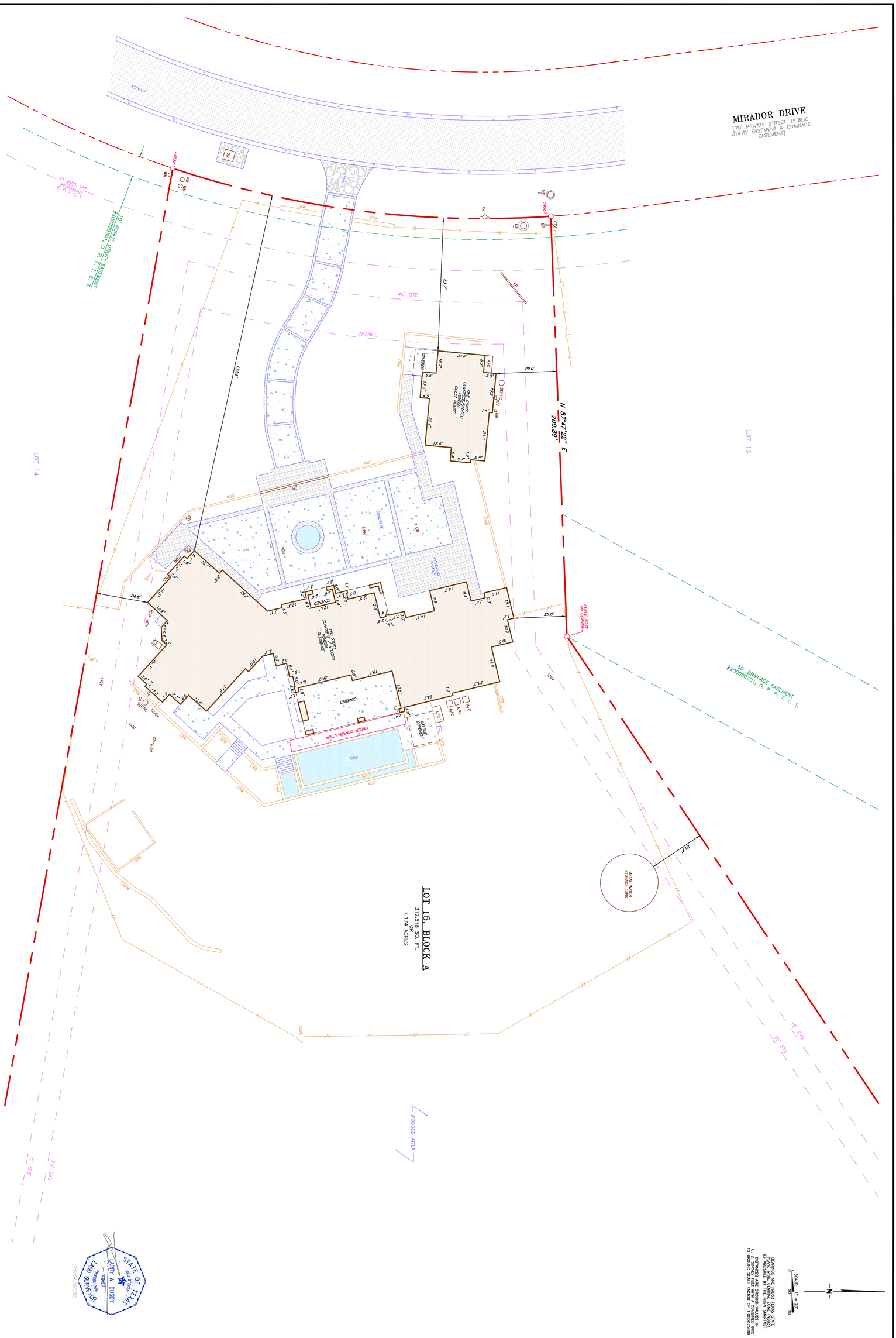
JOB #: 2026046
DWG #: 2026046-1
DATE: 05/14/2026
SCALE: 1" = 50'
SHEET: 1 OF 2

Firm No.: TX 11734017 Dpr 54405 Copyright 2015 - All Rights Reserved

TSPS Land Title Survey of Lot 15 in Block A of Barton Creek, Section M, City of Austin, Travis County, Texas.

SCHAAF FAMILY REVOCABLE TRUST

DELTA LAND SURVEYING
14900 Avery Ranch Blvd., Ste. C200 #241
Austin, Texas 78717
(512) 781-8800
www.DeltaLandSurveying.net



Note: The survey shown and described hereon was prepared for use by the above named parties only, and extends only to those items which were found on the ground at the time of this survey and are plotted hereon.

STATE OF TEXAS
REGISTERED
LAND SURVEYOR
LARRY W. BUSH
6461
ADDITIONAL CONDITIONS

BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATES, NAD 83, CENTRAL ZONE, AS DETERMINED BY GPS OBSERVATIONS.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SAID SURVEY.

Form No.: Tx 10194017 04 5405 Copyright 2015 – All Rights Reserved

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(512) 781-9800 www.DeltaLandSurveying.net

SCHAAF FAMILY REVOCABLE TRUST

TSPS Land Title Survey of Lot 15 in Block A of Barton Creek, Section M, City of Austin, Travis County, Texas.

NO.	REVISION	DATE

JOB #: 2026046
DWG #: 2026046-2
DATE: 05/14/2026
SCALE: 1" = 20'
SHEET: 2 OF 2