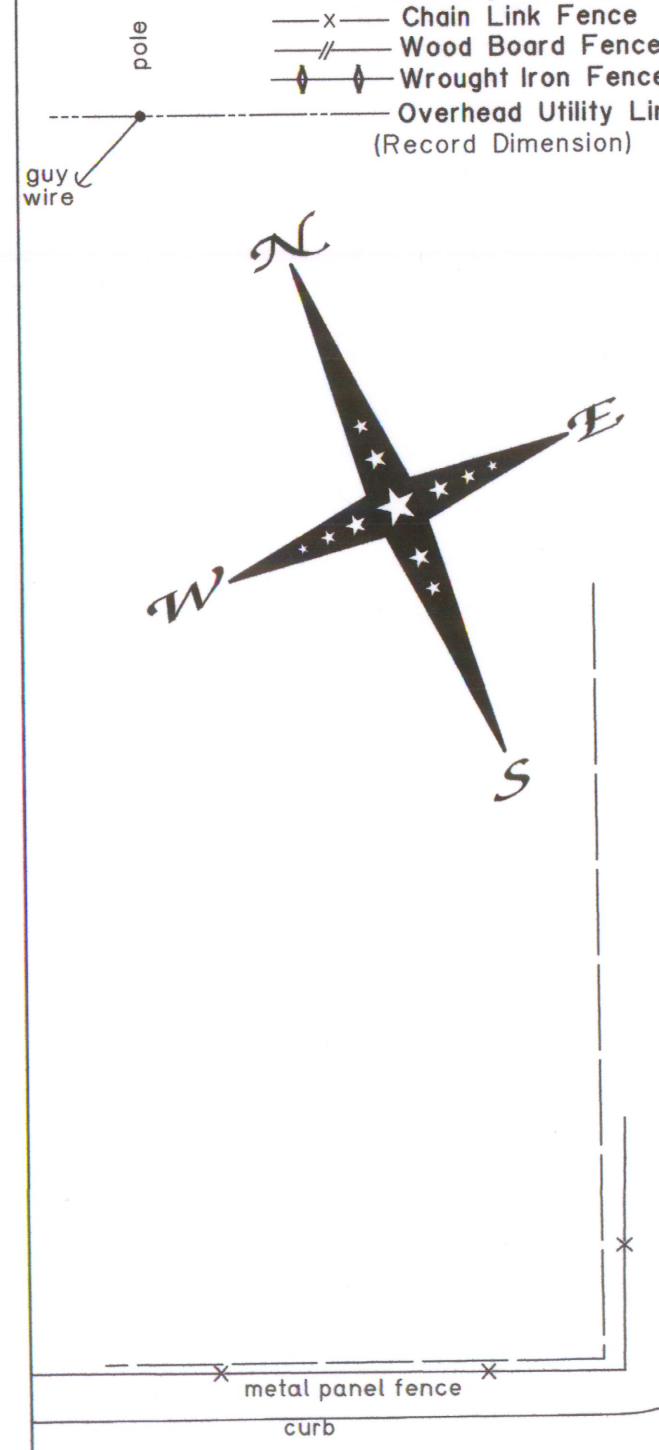
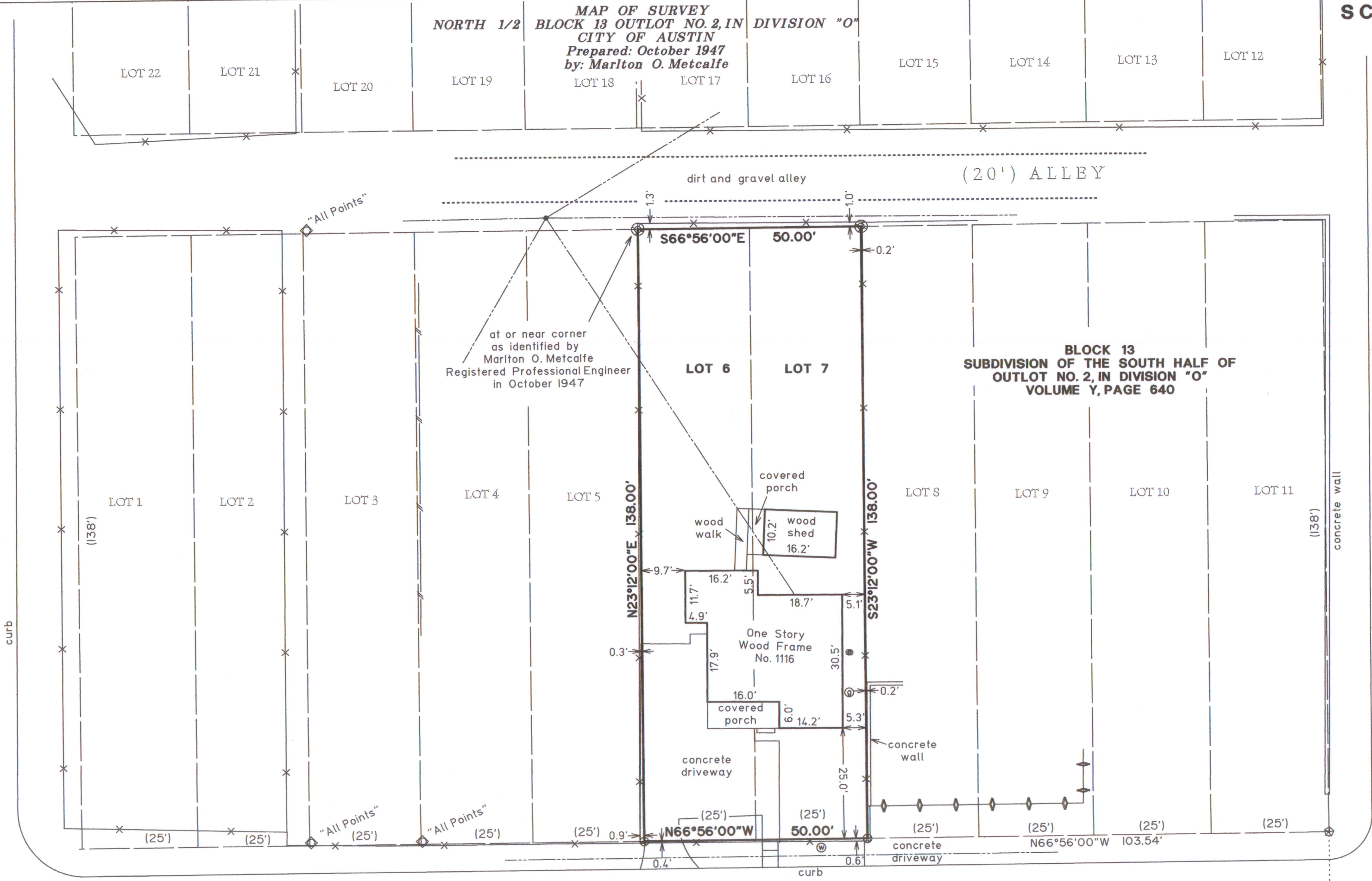


Legend

- Calculated Point
- Cut "X" Set
- 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- 1/2" Iron Rod Found
- 1/2" Iron Pipe Found
- Capped Iron Rod Found (as noted)
- PK Nail Found
- Cotton Gin Spindle Found
- Water Meter
- Gas Meter
- Sanitary Cleanout
- Chain Link Fence
- Wood Board Fence
- Wrought Iron Fence
- Overhead Utility Line (Record Dimension)



MEDINA STREET (60' R.O.W.)
pavement width 30'



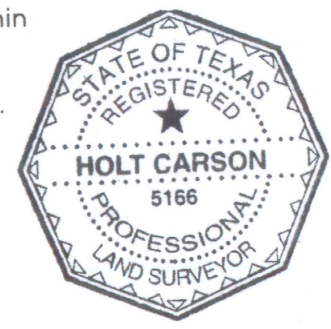
WALLER STREET (60' R.O.W.)
pavement width 40'

EAST 3rd STREET (54' R.O.W.)
pavement width 40'

GF No. 1730599-ROL
To: Placeholder Projects, LLC
Independence Title Company
Title Resources Guaranty Company

STATE OF TEXAS
COUNTY OF TRAVIS
The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is correct and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property abuts a dedicated road. This property lies within Zone X (areas determined to be outside the 100 year flood plain) according to Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 44853C0465 J, dated January 6, 2016. THIS the 4th day of AUGUST A.D., 2017.

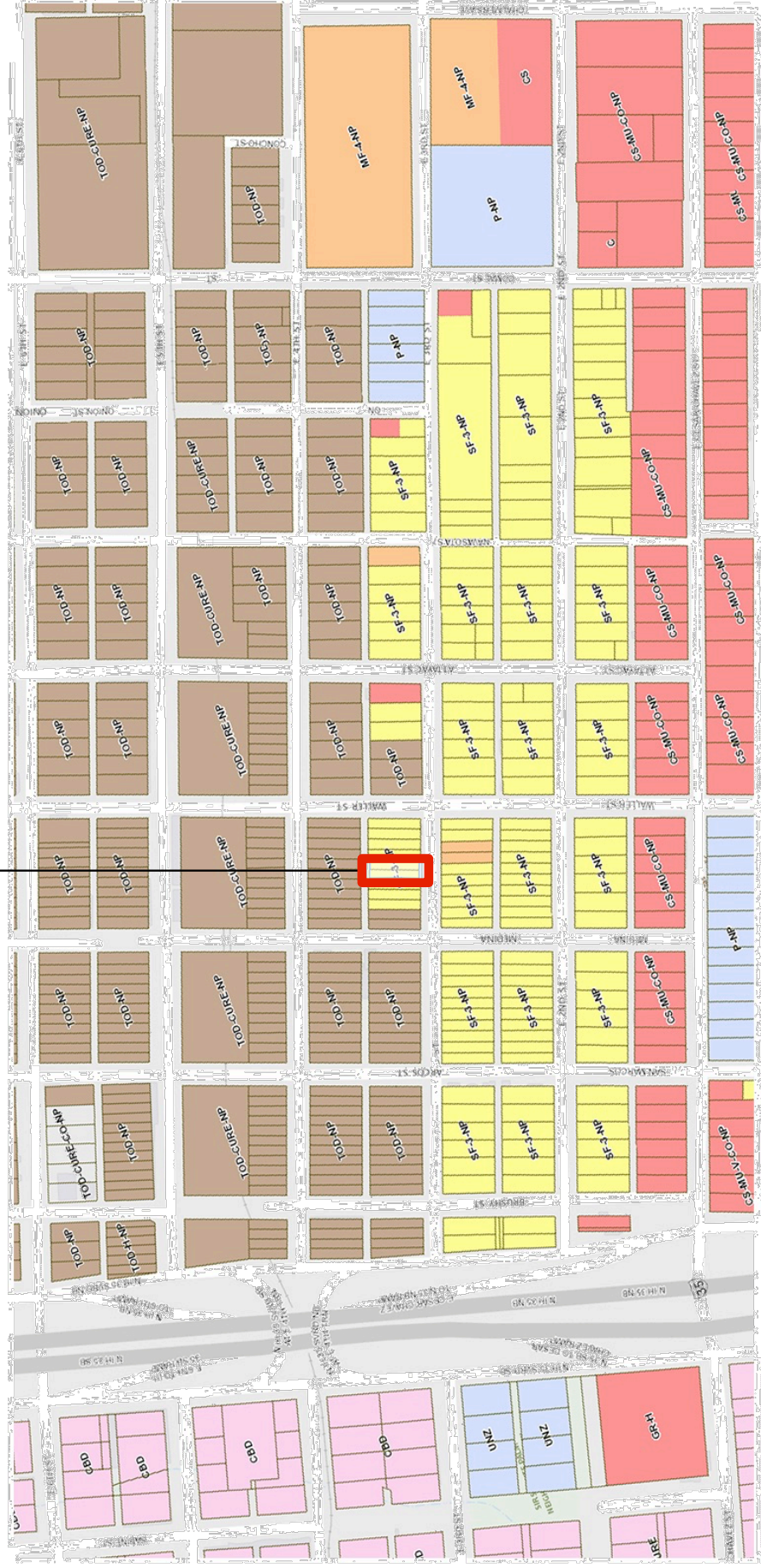
BY
Holt Carson
Registered Professional Land Surveyor No. 5166



SURVEY PLAT OF
LOTS 6 AND 7, BLOCK 13, SUBDIVISION OF THE SOUTH HALF OF OUTLOT NO. 2, IN DIVISION "O", A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME Y, PAGE 640 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
LOCATED AT 1116 EAST 3rd STREET.

HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYORS
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990
Texas Licensed Surveying Firm Registration No. 10050700
© copyright 2017 A1000130

SUBJECT
PROPERTY



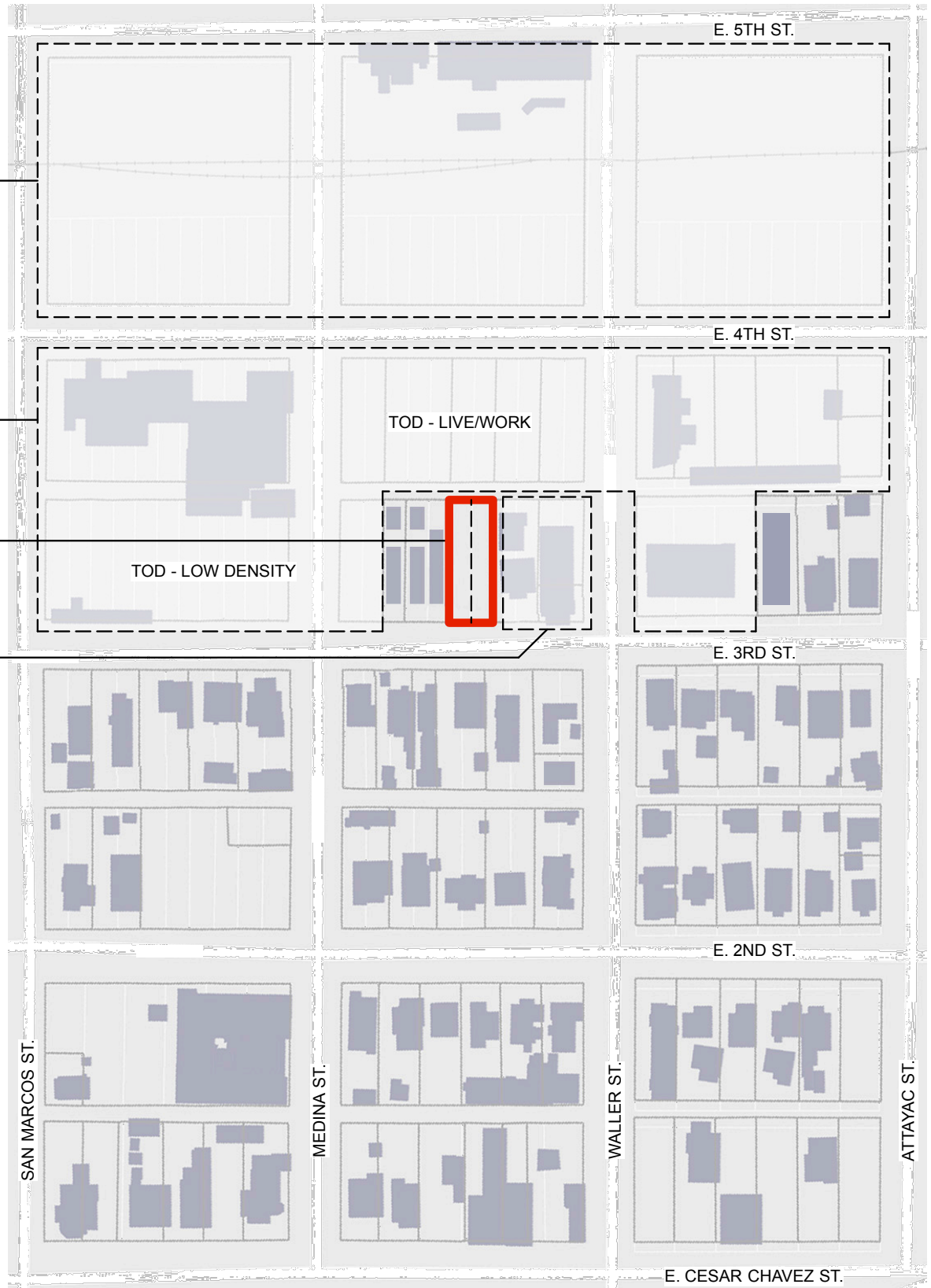
1116 EAST 3RD STREET / AUSTIN TX 78702
ZONING MAP

PLAZA SALTILLO
DEVELOPMENT

SCRAP METAL
YARD

SUBJECT
PROPERTY

CHURCH

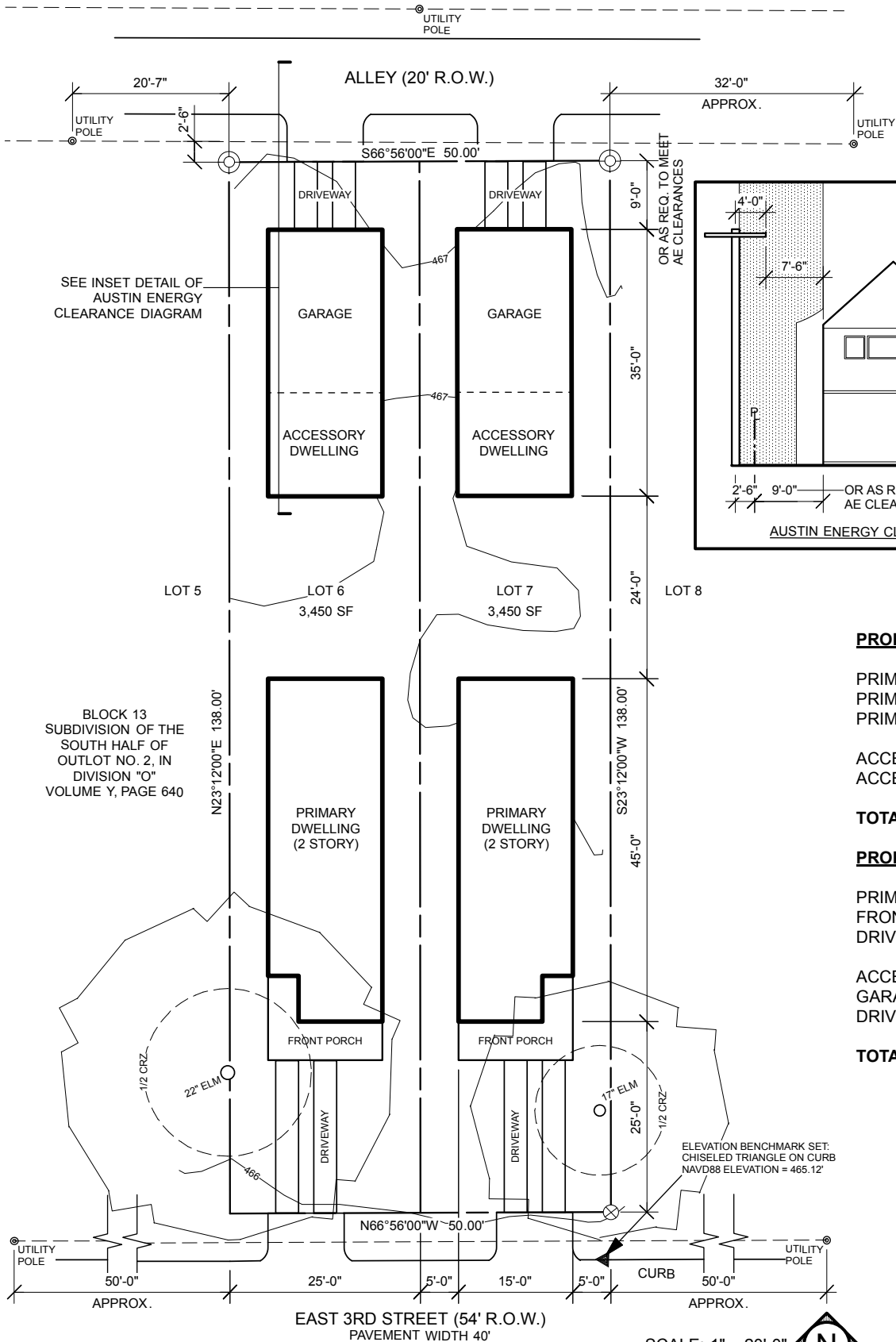


1116 EAST 3RD STREET / AUSTIN TX 78702
SURROUNDING STRUCTURES

APPROVED BY
AUSTIN ENERGY
FOR BOA

DATE: *[Signature]*

REVISED
9:10 am, Jan 06, 2018



PROPOSED FLOOR AREA

PRIMARY 1ST FLR	650
PRIMARY 2ND FLR	720
PRIMARY ATTIC	240

ACCESSORY 1ST FLR	175
ACCESSORY 2ND FLR	515

TOTAL: 2,300

PROPOSED IMPERVIOUS

PRIMARY 1ST FLR	650
FRONT PORCH	100
DRIVEWAY	120

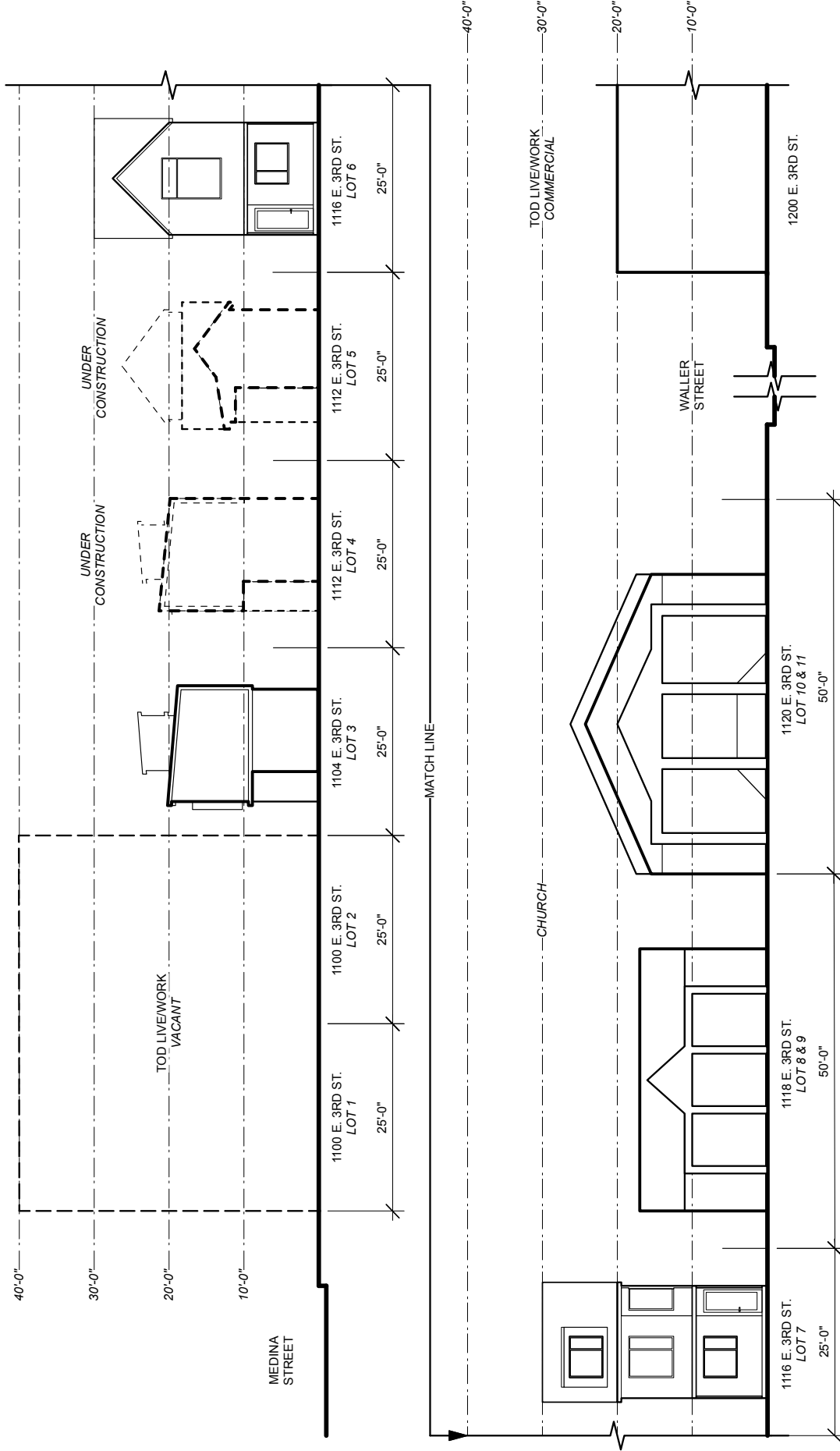
ACCESSORY 1ST FLR	175
GARAGE	340
DRIVEWAY	50

TOTAL: 1,435 (42%)



1/08/18

**1116 EAST 3RD STREET / AUSTIN, TX 78702
PROPOSED SITE PLAN**



1116 EAST 3RD STREET / AUSTIN TX 78702
STREET ELEVATION



1104, 1112 & 1112B E. 3RD ST. (SMALL LOTS)



1118 & 1120 E. 3RD ST. (CHURCH)



1200 E. 3RD ST. (COMMERCIAL)



1015 E. 3RD ST. (LARGE PRIMARY RESIDENCE W/ ADU)



1000 E. 4TH ST. (INDUSTRIAL)



FUTURE PLAZA SALTILLO DEVELOPMENT

**1116 EAST 3RD STREET / AUSTIN, TX 78702
CONTEXT PHOTOS**