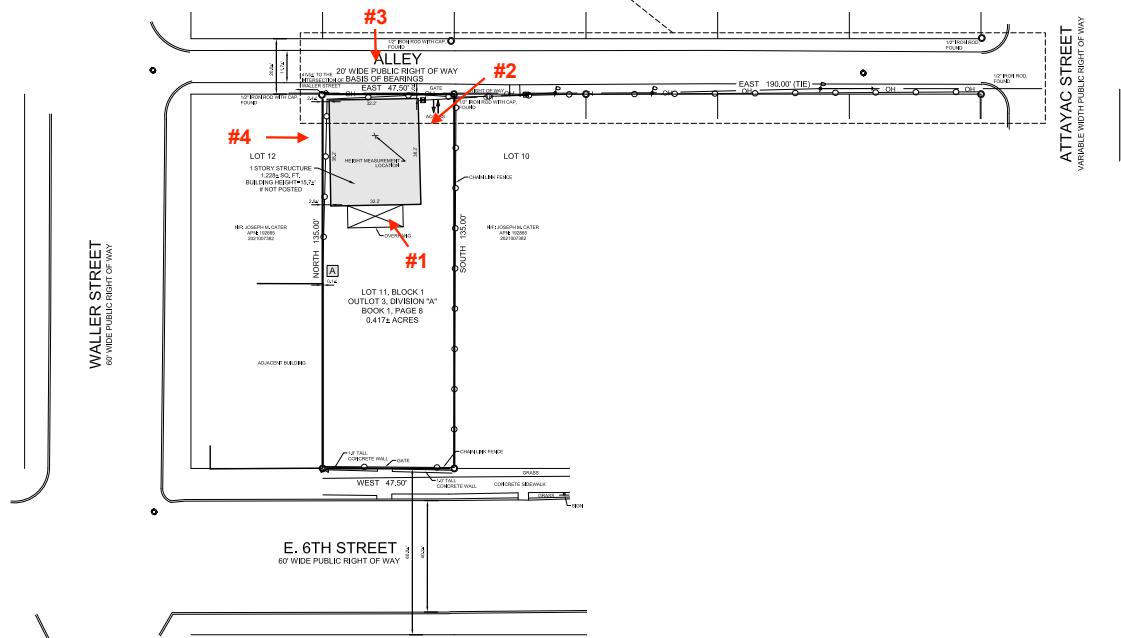
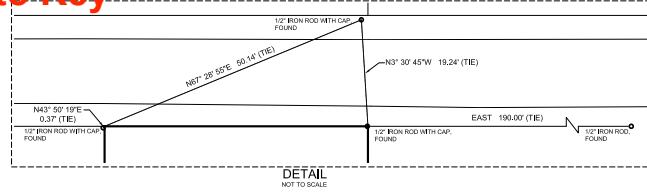
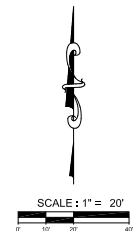


Photo Key



LEGEND OF SYMBOLS & ABBREVIATIONS

POWER POLE	TRAFFIC SIGNAL BOX	SANITARY MANHOLE
LIGHT POLE	SIGNAL LIGHT POLE	CLEAN OUT
GUY WIRE	SIGNAL LIGHT	GAS VALVE
ELECTRIC MANHOLE	VAULT	GAS VALVE
ELECTRIC METER	SGN	GAS METER
ELECTRIC VAULT	TOWER	HANDICAPPED PARKING
TRANSFORMER	MONITORING WELL	METERED END SECTION
APC CONCRETE UNIT	FLAG POLE	SONG MARK
TELEPHONE MANHOLE	WATER VALVE	RECORD
TELEPHONE PEDESTAL	FIRE HYDRANT	(M) MEASURED
CABLE BOX	SIEMENS FIRE HYDRANT	(C) CALCULATED
STORM DRAIN MANHOLE	WATER MANHOLE	VOL. VOLUME
STORM DRAIN INLET	BACKFLOW PREVENTER	PG. PAGE
STORM PIPE	WATER METER	O.A. OFFICIAL RECORDS
GREASE TRAP	WELL HEAD	P.B. PLAT BOOK
SP. BORN ROD REBAR	POINT OF ACCESS	CAMP CORRUGATED METAL PIPE
WELL B.C. CAP SET UNLESS OTHERWISE NOTED	CONCRETE HATCH	
OH	OVERHEAD WIRES	
E	UNDERGROUND ELECTRIC LINE	
GAS	GAS LINE	
W	WATER LINE	
SD	STORM DRAIN LINE	
S	SEWER LINE	
	RAILROAD TRACKS	



SHEET 2 OF 3

N

V

5

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR

East 6th Street

DATE OF FIELD SURVEY: NOVEMBER 30, 2011

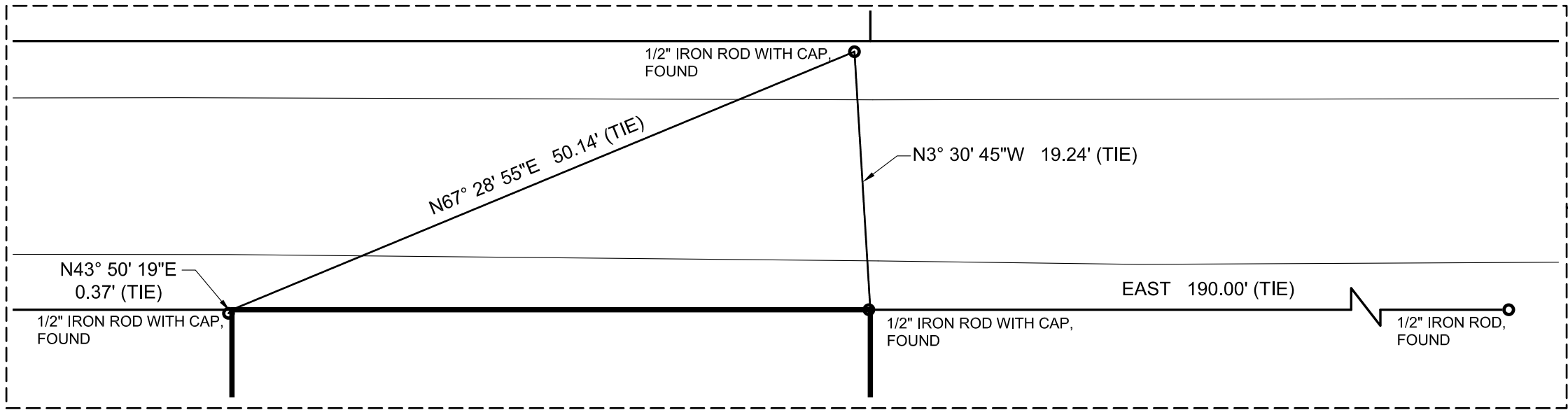
NETWORK PROJECT NUMBER: 201108579-002 ICW

1-(800)-SURVEYS (787-8397)

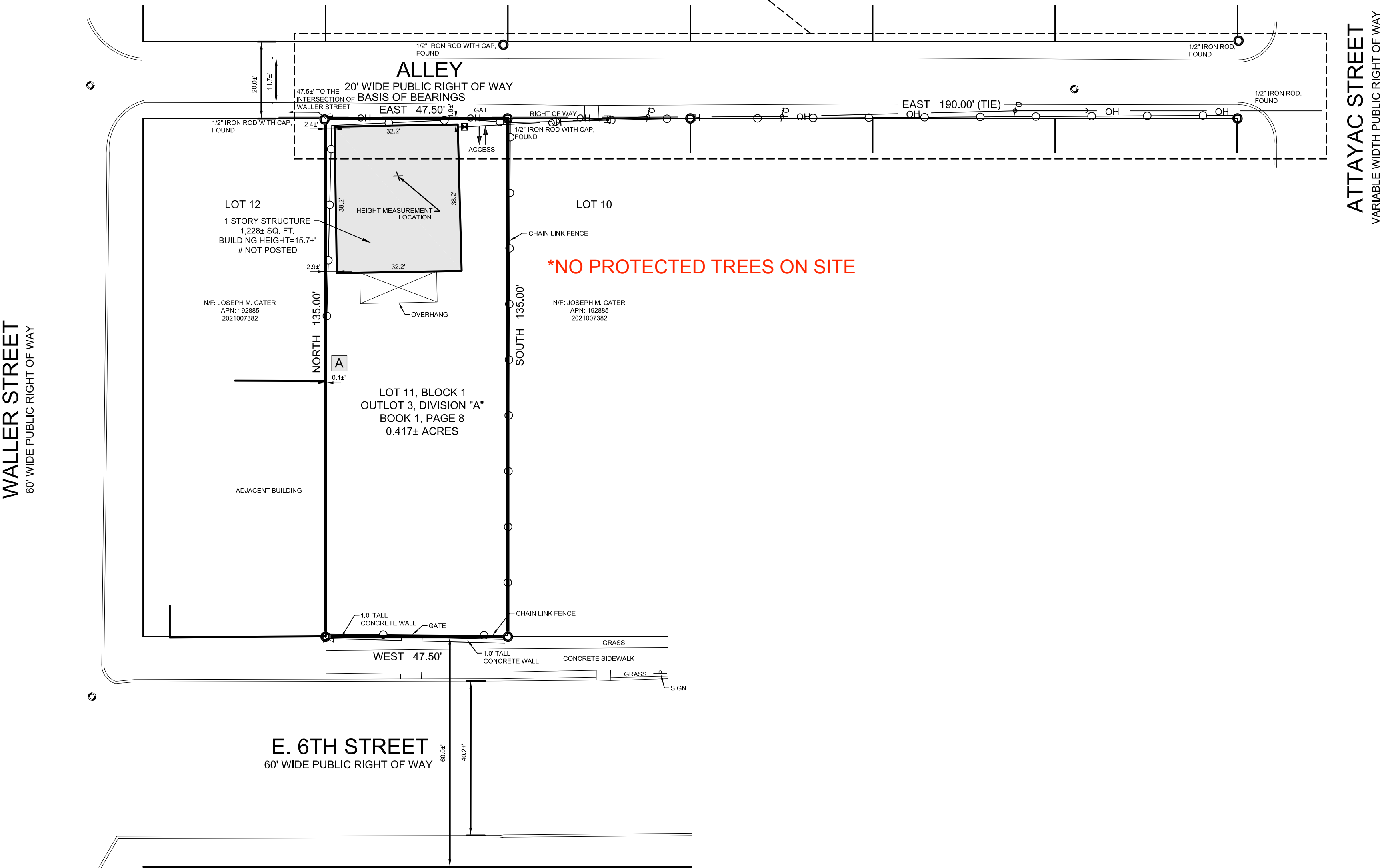
TRANSACTION SERVICES

www.bookandark.com mapandark.com bookandark.com www.NVS.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

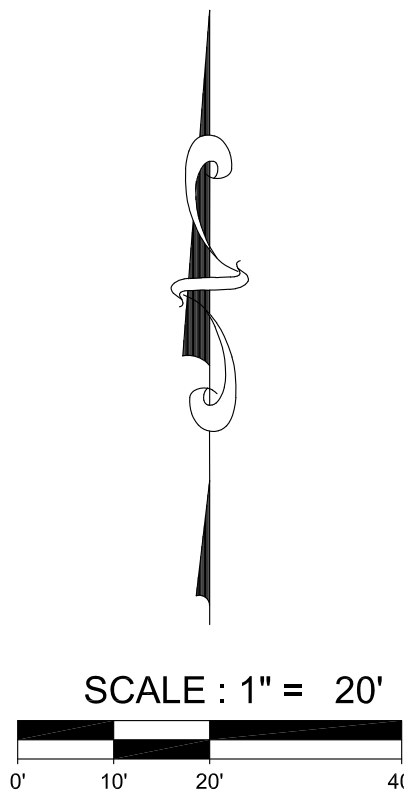


DETAIL
NOT TO SCALE



LEGEND OF SYMBOLS & ABBREVIATIONS

POWER POLE	TRAFFIC SIGNAL BOX	SANITARY MANHOLE
LIGHT POLE	SIGNAL LIGHT POLE	CLEAN OUT
GUY WIRE	SIGNAL LIGHT	GAS MANHOLE
ELECTRIC MANHOLE	VAULT	GAS VALVE
ELECTRIC METER	SIGN	GAS METER
ELECTRIC VAULT	TOWER	HANDICAPPED PARKING
TRANSFORMER	MONITORING WELL	MITERED END SECTION
AIR CONDITIONER UNIT	FLAG POLE	BENCHMARK
TELEPHONE MANHOLE	WATER VALVE	RECORD
TELEPHONE PEDESTAL	FIRE HYDRANT	(M) MEASURED
CABLE BOX	SIAMESE FIRE HYDRANT	(C) CALCULATED
STORM DRAIN MANHOLE	WATER MANHOLE	VOL VOLUME
STORM DRAIN INLET	BACKFLOW PREVENTER	PG PAGE
STORM PIPE	WATER METER	O.R. OFFICIAL RECORDS
GREASE TRAP	WELL HEAD	P.B. PLAT BOOK
5/8" IRON ROD REBAR WITH BIC CAP SET UNLESS OTHERWISE NOTED	POINT OF ACCESS	CMP CORRUGATED METAL PIPE
	CONCRETE HATCH	
OH OVERHEAD WIRES		
E UNDERGROUND ELECTRIC LINE		
GAS GAS LINE		
W WATER LINE		
SD STORM DRAIN LINE		
S SEWER LINE		



N

V

5

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR

East 6th Street

DATE OF FIELD SURVEY: NOVEMBER 30, 2021

NETWORK PROJECT NUMBER, 202106579-002 ICW

1-(800)-SURVEYS (787-8397)

TRANSACTION SERVICES

www.bockandclark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

ITEMS CORRESPONDING TO SCHEDULE B

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception,):

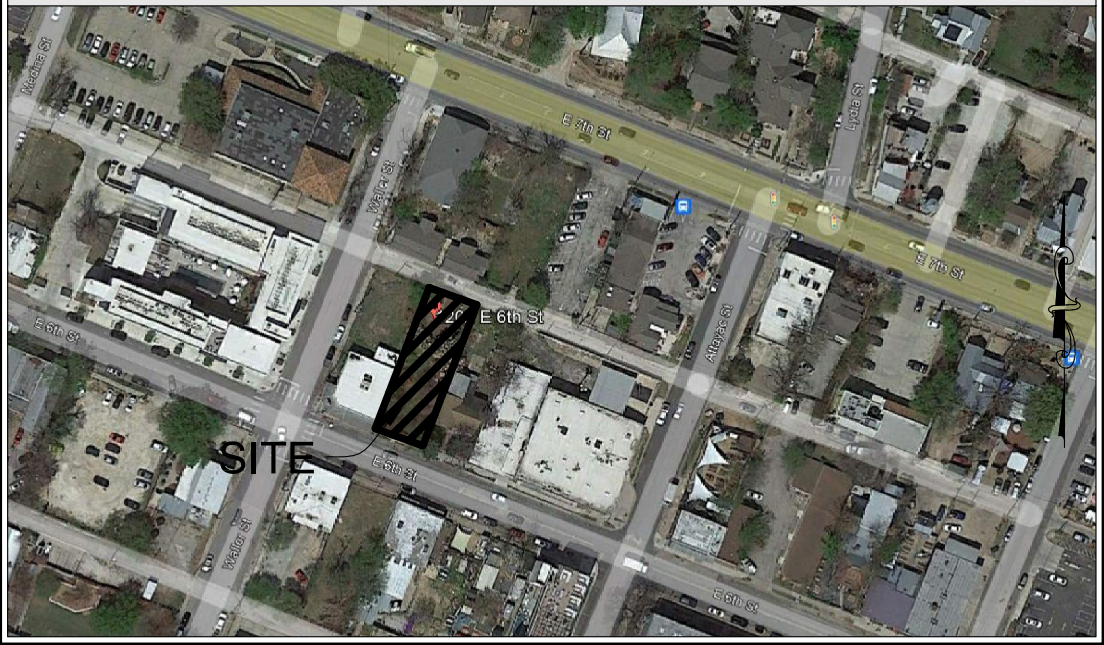
f. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and/or other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records, whether listed in Schedule "B" or not. There may be leases, grants, exceptions or reservations of mineral interests that are not listed.

DETERMINATION OF OIL AND MINERAL RIGHTS IS NOT WITHIN THE SCOPE OF SERVICES FOR A PROFESSIONAL LAND SURVEYOR IN TEXAS.

ZONING INFORMATION

THE SURVEYOR WAS NOT PROVIDED WITH ZONING INFORMATION PURSUANT TO TABLE A ITEM 6a

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

- MN1** SURVEY PERFORMED BY: BOCK AND CLARK CORPORATION, AN NV5 COMPANY, 3550 W. MARKET STREET, SUITE 200, AKRON, OH 44333 PHONE: (800) 787-8394 FAX: (724) 934-0062 BYRON.HOWELL@NV5.COM
- MN2** THIS SURVEY IS CERTIFIED TO DATE OF FIELD SURVEY, NOT DATE OF SIGNATURE. NOT VALID UNLESS SIGNED, DATED AND STAMPED WITH SURVEYOR'S SEAL.
- MN3** TABLE A 2: NO POSTED ADDRESS LOCATED ON THE SURVEYED PROPERTY OR CONTAINED IN THE RECORD DOCUMENTS PROVIDED.
- MN4** TABLE A 4: THE SURVEYED PROPERTY CONTAINS AN AREA OF 0.147± ACRES (6,413± SQUARE FEET), MORE OR LESS.
- MN5** TABLE A 6b THE INFORMATION SHOWN HEREON WAS TAKEN FROM THE REFERENCED RECORDED PLAN(S) AND MAY NOT BE THE CURRENT STANDARD OR HOW THE STANDARD IS INTERPRETED BY THE TOWNSHIP, COUNTY AND STATE. THE SETBACKS SHOWN (IF ANY) MAY NOT REFLECT THE ZONING REQUIREMENTS AT THE TIME OF CONSTRUCTION, IF ANY WERE REQUIRED AT THAT TIME.
- MN6** TABLE A 8: ONLY OBSERVABLE SURFACE AND ABOVE GROUND STRUCTURES WERE LOCATED. NO UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATION FOOTINGS, WERE LOCATED. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- MN7** TABLE A 9: THERE ARE 0 STRIPED REGULAR PARKING SPACES AND 0 STRIPED HANDICAPPED PARKING SPACES FOR A TOTAL OF 0 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY.
- MN8** TABLE A 10: NO DIVISION OR PARTY WALLS WERE DESIGNATED BY THE CLIENT OR LOCATED BY SURVEYOR WITH RESPECT TO ADJOINING PROPERTIES.
- MN9** TABLE A 16: AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS.
- MN10** TABLE A 17: AT THE TIME OF SURVEY, THE SURVEYOR WAS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
- MN11** THE SURVEYED PROPERTY HAS ACCESS TO A 20' WIDE ALLEY, AS SHOWN HEREON.
- MN12** OWNERSHIP OF FENCES, IF ANY, WAS NOT DETERMINED UNDER THE SCOPE OF THIS SURVEY.
- MN13** THERE ARE NO GAPS, GORES, OVERLAPS OR STRIPS PER REFERENCED TITLE COMMITMENT INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED. AND ALL PARCELS ARE CONTIGUOUS.
- MN14** BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF A 20' WIDE ALLEY, TRAVIS COUNTY, TEXAS TO BEAR SOUTH, AS SHOWN HEREON.
- MN15** THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION OR CONSTRUCTION DESIGN PURPOSES.
- MN16** THIS SURVEY CONFORMS TO THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS FOR A BOUNDARY SURVEY UNDER CATEGORY 1-A URBAN SURVEY.
- MN17** CALCULATED SQUARE FOOTAGE OF THE BUILDING DOES NOT ACCOUNT FOR THE THICKNESS OF WALLS AND INTERIOR FRAMING AND IS NOT TO BE USED FOR THE INTERIOR SQUARE FOOTAGE CALCULATION.
- MN18** SURVEYOR NOT LIABLE FOR UTILITIES OBSTRUCTED OR COVERED FROM VIEW. CLIENT RESPONSIBLE FOR ALL INSPECTION OF SUBSURFACE UTILITIES AND SURVEYOR ASSUMES NO LIABILITY FOR ANY SUBSURFACE DAMAGE.
- MN19** THIS SURVEY IS BASED UPON THE TITLE COMMITMENT REFERENCED HEREON. THE SURVEYOR IS NOT RESPONSIBLE FOR DOCUMENTS OF RECORD NOT INCLUDED IN THE COMMITMENT PROVIDED.
- MN20** ENTRY INTO SANITARY AND STORM STRUCTURES REQUIRES A CONFINED SPACE PERMIT WHICH IS NOT INCLUDED IN THE SCOPE OF WORK.
- MN21** AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A BURIAL GROUND OR CEMETERY.
- MN22** BUILDING HEIGHT DOES NOT TAKE IN TO ACCOUNT HEIGHT OF PARAPET WALLS.
- MN23** ONLY VISIBLE ABOVE GROUND EVIDENCE OF IMPROVEMENTS AND UTILITIES WERE LOCATED BY SURVEYOR. UNDERGROUND UTILITIES SHOWN HEREON PER RECORD INFORMATION

RECORD DESCRIPTION

Legal description of land:

Lot 11, Block 1, of OUTLOT 3, DIVISION "A" IN THE CITY OF AUSTIN, a Subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Book 1, Page 8, of the Plat Records of Travis County, Texas.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 2114301JM, DATED NOVEMBER 18, 2021.

LEGEND OF SYMBOLS & ABBREVIATIONS

- POWER POLE
LIGHT POLE
GUY WIRE
ELECTRIC MANHOLE
ELECTRIC METER
ELECTRIC VAULT
TRANSFORMER
AIR CONDITIONER UNIT
TELEPHONE MANHOLE
TELEPHONE PEDESTAL
CABLE BOX
STORM DRAIN MANHOLE
STORM DRAIN INLET
STORM PIPE
GREASE TRAP
5/8" IRON ROD REBAR WITH B/C CAP SET UNLESS OTHERWISE NOTED
- TRAFFIC SIGNAL BOX
SIGNAL LIGHT POLE
GAS MANHOLE
GAS VALVE
GAS METER
HANDICAPPED PARKING
MITERED END SECTION
BENCHMARK
(R) RECORD
(M) MEASURED
(C) CALCULATED
VOL VOLUME
PG PAGE
O.R. OFFICIAL RECORDS
P.B. PLAT BOOK
CMP CORRUGATED METAL PIPE
- SANITARY MANHOLE
CLEAN OUT
MONITORING WELL
FLAG POLE
WATER VALVE
FIRE HYDRANT
SIAMESE FIRE HYDRANT
WATER MANHOLE
BACKFLOW PREVENTER
WATER METER
WELL HEAD
POINT OF ACCESS
CONCRETE HATCH
- OVERHEAD WIRES
UNDERGROUND ELECTRIC LINE
GAS LINE
WATER LINE
STORM DRAIN LINE
SEWER LINE
RAILROAD TRACKS

FLOOD NOTE

PURSUANT TO TABLE A 3, DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48453C0465K, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 22, 2020 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV) BY FIRMETTE CREATED ON DECEMBER 8, 2021. WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
12/08/2021	FIRST DRAFT		
XX/XX/2021	NETWORK COMMENTS		
FIELD WORK: JM	DRAFTED: DPP	CHECKED BY: BH	FB & PG:

SIGNIFICANT OBSERVATIONS

A ADJACENT BUILDING 0.1±' OVER PROPERTY LINE.

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

ALTA/NSPS LAND TITLE SURVEY

for
East 6th Street
NV5 Project No. 202106579-002
1202 East 6th Street, Austin, TX 78702

based upon Title Commitment No. 2114301JM
of Old Republic National Title Insurance Company
bearing an effective date of November 18, 2021

Surveyor's Certification

To: Old Republic National Title Insurance Company; 1204 East 6th Street, LP; and Bock & Clark Corporation, an NV5 Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 13, 14, 16, 17, and 19 of Table A thereof. The field work was completed on November 30, 2021.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

BYRON D. HOWELL
REGISTRATION NO. 6048
IN THE STATE OF TEXAS
EXPIRATION DATE: 12-31-2022
FIRM REGISTRATION NUMBER 10116902
DATE OF FIELD SURVEY: NOVEMBER 30, 2021
DATE OF LAST REVISION:
NETWORK PROJECT NO. 202106579-002 ICW

SHEET 1 OF 2

Bock & Clark Corporation
an NV5 Company

NV5

Transaction Services 1-800-SURVEYS (787-8397)
3550 W. Market Street, Suite 200, Akron, Ohio 44333

www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

PITTSBURGH PROJECT NO. 5202112127







#3

rear (North facing)



#4

side (West facing)