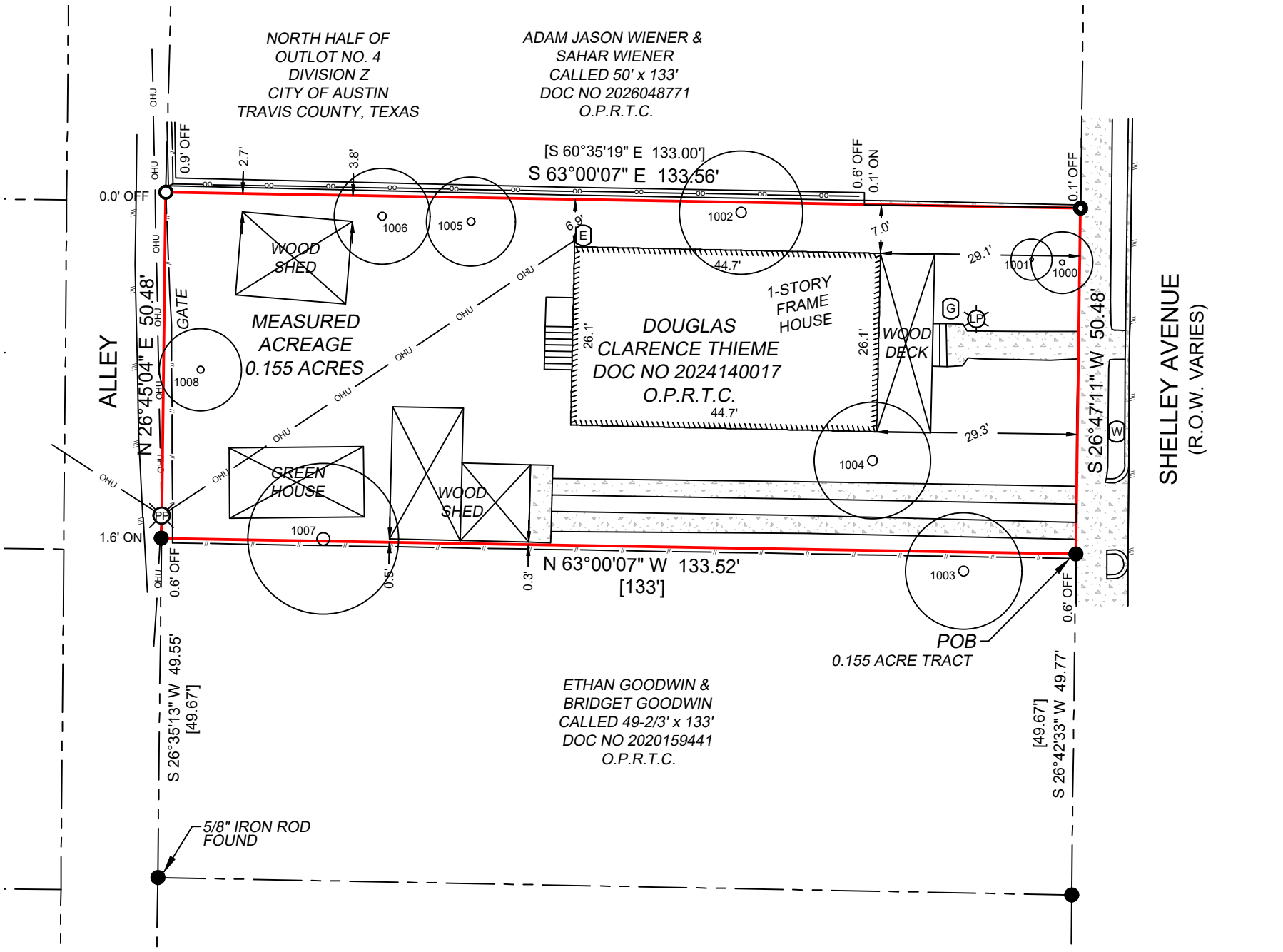
TITLE SURVEY

OF 0.155 ACRES OUT OF
THE NORTH HALF OF OUTLOT NO. 4
DIVISION "Z"
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS
DOCUMENT NO. 2024140017
OFFICIAL PUBLIC RECORDS OF
TRAVIS COUNTY, TEXAS

0 20 40

SCALE: 1" = 20'

BEARING BASIS
TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), DISTANCES IN US SURVEY FEET AND ELEVATION DATA GEOID NGS 2018.



Tag	Trunk	Drip	Code	Comment
1000	9	18	NORTHERN CATALPA	
1001	6	12	NORTHERN CATALPA	
1002	18	36	CEDAR	
1003	17	34	NORTHERN CATALPA	
1004	17	34	PECAN	
1005	13	26	PECAN	
1006	14	28	PALM	
1007	22	44	LIVE OAK	
1008	12	24	TEXAS PERSIMMON	

TREE LEGEND

CRITICAL ROOT ZONE (Drip) = DIAMETER EQUAL IN FEET TO TWICE THE TREE'S TRUNK DIAMETER IN INCHES

LEGEND

●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD SET WITH BLUE CAP STAMPED "LONE WOLF RPLS 6848"
◉	1/2" IRON PIPE FOUND
G	GAS METER
W	WATER METER
E	ELECTRIC METER
LP	LIGHT POLE
PP	POWER POLE
OHU	OVERHEAD UTILITY
	WOOD FENCE
	CHAIN LINK FENCE
	EDGE OF PAVEMENT
	PROPERTY LINE
	ADJOINER LINE
	CONCRETE AREA
	GRAVEL AREA
DOC NO	DOCUMENT NUMBER
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
[ ]	RECORD INFORMATION PER ADJOINER DEED
POB	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
ON/OFF	FENCELINE ON/OFF SUBJECT PROPERTY

TITLE COMMITMENT NOTES:

COMMITMENT FOR TITLE INSURANCE PREPARED BY:
STEWART TITLE GUARANTY COMPANY
GF NO.: MBI-26-71561
EFFECTIVE DATE: JUNE 08, 2026

LEGAL DESCRIPTION OF LAND:
BEING A 0.155 ACRE TRACT OF LAND, OUT OF THE NORTH HALF OF OUTLOT NO. 4, DIVISION "Z", CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAID 0.155 ACRE TRACT CONVEYED TO DOUGLAS CLARENCE THIEME BY SPECIAL WARRANTY DEED, AS RECORDED IN DOCUMENT NO. 2024140017, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

(See Field Note "2026-109_Field Note_0.155 Acres" attached with this title survey.)

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. SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. [***]

B.(1) RESTRICTIVE COVENANTS:
Item 1, Schedule B is hereby deleted.

B.(10)
[NO EASEMENTS LISTED]

TO: COLCAP HOLDINGS LLC, AND STEWART TITLE GUARANTY COMPANY

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II LAND TITLE SURVEY.

DATE OF LAST FIELD WORK: JUNE 30, 2026

Matthew Lee Taylor

MATTHEW LEE TAYLOR, R.P.L.S. NO. 6848 7/01/2026
FIRM NO. 10194675

STATE OF TEXAS REGISTERED MATTHEW LEE TAYLOR 6848 PROFESSIONAL LAND SURVEYOR

DRAWN BY: MT/HT REVIEWED BY: MLT
FIELD CREW: JS
REVISION #:

GENERAL NOTES:

1) THIS PROPERTY IS SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS. SURVEYOR HAS MADE NO INVESTIGATION FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR OWNERSHIP TITLE EVIDENCE.
2) THIS SURVEY ONLY SHOWS ABOVE GROUND IMPROVEMENTS.
3) SUBJECT TO ALL APPLICABLE DEVELOPMENT CODES AND ZONING ORDINANCES.
4) ANY UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY.
5) OWNERSHIP DEED RECORDED IN DOCUMENT NO. 2024140017, TRAVIS COUNTY RECORDS.

FLOOD INFORMATION:

PER WWW.FEMA.GOV, THIS PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN MAP NUMBER 48453C0445K, DATED 01/22/2020.

SURVEYED FOR:
COLCAP HOLDINGS LLC
1014 SHELLEY AVE
AUSTIN TX 78703
PROJECT NO. 2026-109

LONE WOLF
LAND SURVEYING, LLC
163 Cool Water Drive
Bastrop, TX 78602
512-718-5868, Firm #10194675
Lonewolflandsurveying.com







