

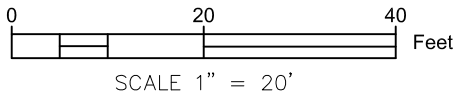
ALTA/NSPS LAND TITLE SURVEY

LOT 12-A, RESUBDIVISION OF LOTS 11 & 12, BLOCK 2, O'REILLY'S UBDIVISION, RECORDED IN BOOK 32, PAGE 15, PLAT RECORDS TRAVIS COUNTY, TEXAS

LEGEND

- 1/2" IRON PIPE FOUND "IPF"
 - 1/2" IRON ROD FOUND "IRF"
 - 1/2" IRON ROD SET W/PINK CAP "IRS"
 - △ CALCULATED POINT
- (S0°00'00"W 0.0') - RECORD BEARING & DISTANCE

BEARING BASIS
TEXAS STATE PLANE
GRID COORDINATES,
TEXAS CENTRAL ZONE 4203



SAN BERNARD STREET
(80.0' RIGHT-OF-WAY)

20.0' ALLEY
(80.0' RIGHT-OF-WAY)

EAST 13TH STREET
(80.0' RIGHT-OF-WAY)

GREEN UNICORN LLC.,
LOT 11-A, RESUB OF LOTS 11
& 12, BLOCK 2, OF O'REILLY'S
SUBD., RECORDED IN BOOK 32,
PAGE 15, P.R.T.C.T.

LOT 12-A
0.254 ACRES
11079 SQFT
OWNER: JOY POTH ALEMAN
RECORDED IN DOCUMENT NO.
2009157115, T.C.D.R.

I, MANUEL CARRIZALES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY TO TITLE RESOURCES GUARANTY COMPANY, THAT THIS SURVEY WAS MADE ON THE GROUND AND CORNER MONUMENTS PLACED, ALL UNDER MY SUPERVISION, AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OR BOUNDARY LINE CONFLICTS, VISIBLE UTILITIES OR ROADS IN PLACE EXCEPT AS SHOWN. 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 3, 4, 7(a), 7(b)(1) AND 7(c) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 21, 2022, PLAT WAS COMPLETED MARCH 30, 2022.

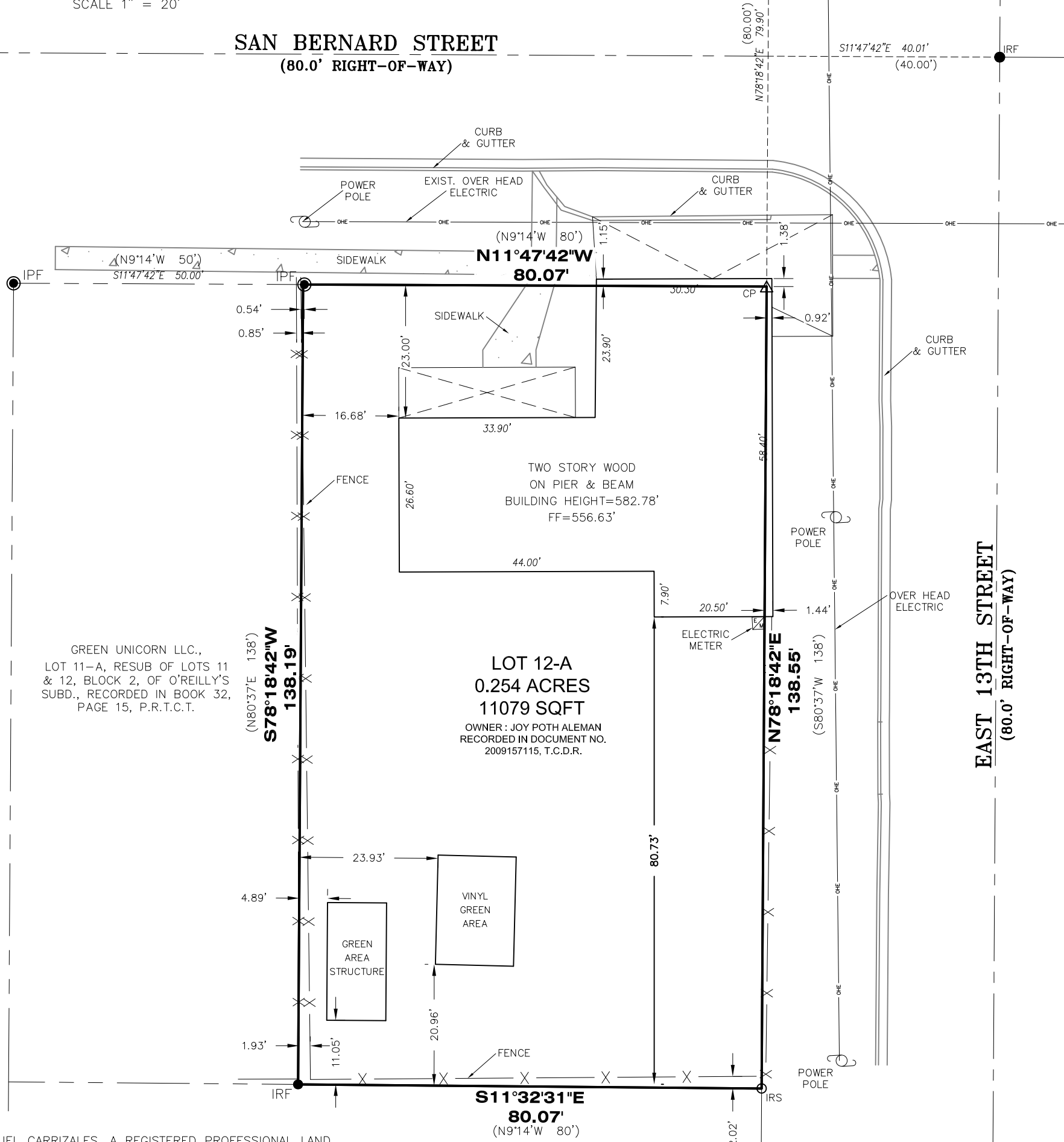
V B GROUP,
LOT 10, BLOCK 2, OF
O'REILLY'S SUBD.,

[Signature]
MANUEL CARRIZALES
R.P.L.S. #6388
DATE 4-22-2022
JOB No. 22-075

**Carrizales
Land
Surveying, LLC**

Texas Registered Surveying Firm
TBPLS FIRM No: 10194417
Office: 512-470-1489
fnfcad@gmail.com

- NOTE:
1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF COMMITMENT FOR TITLE INSURANCE ISSUED BY: TITLE RESOURCES GUARANTY COMPANY, GF NO. 2214461JM, EFFECTIVE DATE: FEBRUARY 8, 2022, ISSUED: FEBRUARY 25, 2022. THE FOLLOWING EXCEPTIONS ARE LISTED ON THE SCHEDULE B OF THE TITLE COMMITMENT:
 2. SUBJECT TO - EASEMENTS, OR CLAIMS OF EASEMENTS, WHICH ARE NOT RECORDED IN THE PUBLIC RECORDS. (SEE 10C)
 3. SUBJECT TO - ANY PORTION OF THE PROPERTY DESCRIBED HEREIN WITHIN THE LIMITS OR BOUNDARIES OF ANY PUBLIC OR PRIVATE ROADWAY AND/OR HIGHWAY. (SEE 10D)
 4. THIS SURVEY IS ONLY VALID WITH ORIGINAL SIGNATURE.
 5. FLOOD INSURANCE RATE MAP: AREA OF MINIMAL FLOOD HAZARD. FLOOD ZONE "X" OF - FIRM MAP No.48453C0465K, MAP REVISED: JANUARY 22, 2020.



S11°41'18"E 79.89'
(80.00')