

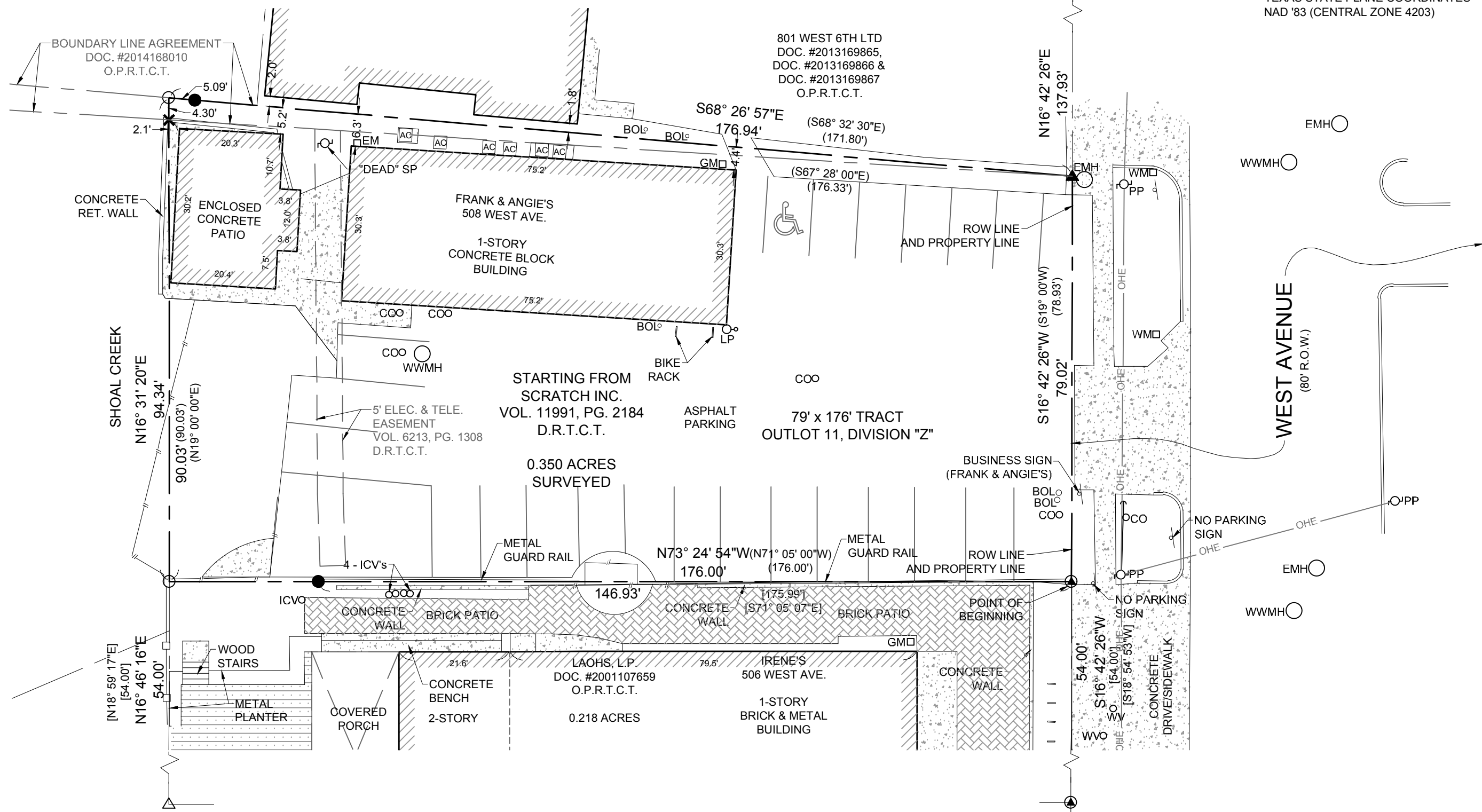
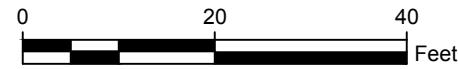
**TITLE SURVEY OF  
A 0.350 ACRE TRACT OUT OF OUTLOT 11, DIVISION "Z", ORIGINAL CITY  
OF AUSTIN, HAVING BEEN CONVEYED TO STARTING FROM SCRATCH INC.  
IN VOL. 11991, PG. 2184, D.R.T.C.T.**

UTILITY AND IMPROVEMENT NOTE:

ONLY SURFACE EVIDENCE OF UTILITIES AND IMPROVEMENTS ARE SHOWN ON THIS SURVEY.

HORIZONTAL DATUM:

TEXAS STATE PLANE COORDINATES  
NAD '83 (CENTRAL ZONE 4203)



**508 WEST AVE.**  
JANUARY, 2019  
PROJECT NO. 567-001

WF LAND SOLUTIONS  
FIRM NO. 10193837



**ENGINEERING & DESIGN**  
FIRM # F-15324  
2007 S 1<sup>ST</sup> STREET, SUITE 103  
AUSTIN, TEXAS 78704  
(512)394-1900

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**LEGEND**

●	IRON ROD FOUND (SIZE NOTED)
▲	MAG NAIL FOUND
✕	"X" MARK FOUND
○	1/2" IRON ROD SET STAMPED "P FLUGEL 5096"
⊙	MAG NAIL SET
△	CALCULATED POINT
PP○	POWER POLE
SP○	SERVICE POLE
←	GUY WIRE
EMH○	ELECTRIC MANHOLE
EM□	ELECTRIC METER
LPO○	LIGHT POLE
—OHE—	OVERHEAD ELECTRIC
GMD	GAS METER
WMD	WATER METER
WVO	WATER VALVE
ICVO	IRRIGATION CONTROL VALVE
WWMH○	WASTEWATER MANHOLE
COO	CLEANOUT
BOL○	BOLLARD
—//—	WOOD FENCE
—□—	METAL FENCE
d	SIGN
R.O.W.	RIGHT-OF-WAY
( )	RECORD INFORMATION
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

**LEGAL DESCRIPTION FOR A 0.350 ACRE TRACT**

**LEGAL DESCRIPTION OF A 0.350 ACRE TRACT OR PARCEL OF LAND OUT OF OUTLOT 11, DIVISION Z ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING ALL OF THAT CERTAIN TRACT CONVEYED TO STARTING FROM SCRATCH, INC. IN VOLUME 11991, PAGE 2184, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; SAVE AND EXCEPT THOSE PORTIONS CONVEYED BY QUITCLAIM DEEDS RECORDED UNDER DOCUMENT NO. 200055174 AND DOCUMENT NO. 200055175, TOGETHER WITH THE SOUTH PORTION OF A 0.0234 ACRE BOUNDARY LINE AGREEMENT TRACT DESCRIBED IN DOC# 2014168010, ALL OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.350 ACRE TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a MAG nail set on the west right-of-way (R.O.W.) line of West Avenue (80' R.O.W.), being the northeast corner of a 0.218 acre tract conveyed to the LAOHS, L.P., recorded in Doc.#2001107659, Official Public Records, Travis County, Texas, and the southeast corner of said "Starting from Scratch" tract and the southeast corner and **POINT OF BEGINNING** of the herein described tract, from which a 60D nail with washer stamped "Chap" found at the southwest corner of West 5th Street and West Avenue bears S 16°42'26" W a distance of 228.94';

**THENCE, N 73°24'54" W**, leaving said right-of-way line, and with the north line of said 0.218 acre tract, same being the south line of said "Starting from Scratch" tract and this tract, passing a 5/8" iron rod found at a distance of 146.93' and continuing for a total distance of **176.00'** to a 1/2" iron rod set with cap stamped "P Flugel 5096";

**THENCE, N 16°31'20" E**, along the approximate bank of Shoal Creek, and with the west line of said "Starting from Scratch" tract and this tract, passing at a distance of 90.03', an "X" in concrete found for the apparent northwest corner of said "Starting from Scratch" tract, and continuing for a total distance of **94.34'** to a 1/2" iron rod set with cap stamped "P Flugel 5096" at the center of said Boundary Line Agreement tract;

**THENCE, S 68°26'57" E**, through the center of said Boundary Line Agreement tract, being the agreed upon dividing line between this tract and that certain tract conveyed to 801 West 6th L.T.D, in Documents 2013169865, 2013169866 and 2013169867, of the Official Public Records of Travis County, Texas, passing a capped iron rod found stamped "McGray" at a distance of 5.09', and continuing for a total distance of **176.94'** to a MAG nail found on said west right-of-way line of West Avenue, for the southeast corner of that certain tract conveyed to 801 West 6th, LTD in Doc. #2013169865, Doc. #2013169866 and Doc. No. 2013169867, Official Public Records, Travis County, Texas, and the northeast corner of said "Starting from Scratch" tract and this tract, from which a MAG nail found at the northwest corner of West 6th Street and West Avenue bears N 16°42'26" E a distance of 137.93';

**THENCE, S 16°42'26" W**, with said west right-of-way line and the east line of this tract a distance of **79.02'** to the **POINT OF BEGINNING** and containing **0.350 acres** of land, more or less.

**TITLE COMMITMENT NOTE:**

THIS SURVEY CONTAINS INFORMATION SHOWN IN SCHEDULE B OF FIRST AMERICAN TITLE INSURANCE COMPANY TITLE REPORT GF#201701059 EFFECTIVE DATE DECEMBER 27, 2018 WITH THE FOLLOWING CLARIFICATIONS:

10a. ELECTRIC AND TELEPHONE EASEMENT GRANTED TO THE CITY OF AUSTIN RECORDED IN VOL. 6213, PG. 1308, D.R.T.C.T., DOES AFFECT THIS TRACT AS SHOWN.

10c. TERMS, CONDITIONS, AND STIPULATIONS OF THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED UNDER DOC. #2014168010, O.P.R.T.C.T., DO AFFECT THIS TRACT AS SHOWN.

**Surveyor Certification**

The undersigned being a Registered Professional Land Surveyor in the State of Texas does hereby certify to the best of my knowledge, information and belief to Heritage Title Company, Starting From Scratch, Inc., a Texas Corporation, First American Title Insurance Company, 506 West Avenue, LP, and Manifold RE, LLC, a Texas limited liability company and their successors and assigns, on this 9th day of January, 2019:

(A) this survey was made on the ground as per the field notes shown on this survey and correctly shows (i) the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereof (if any) and the distance therefrom to the nearest facing exterior property lines of the subject property; (ii) the location of all rights-of-way, easements, roadways, fences, utility lines, water courses, cemeteries, and any other matters of record affecting the subject property whether benefiting or burdening the same, and whether recorded (based upon, but without certifying to the accuracy of, a Commitment for Title Insurance GF No. 201701059 issued by Heritage Title Company of Austin, Inc. as agent for First American Title Insurance Company, dated effective December 27, 2018, issued January 7, 2019, or disclosed by physical inspection of the subject property as are shown on the Survey and are located within or adjacent to the boundaries of the subject property, except as indicated; (iii) all abutting dedicated public streets providing access to the subject property together with the width and name thereof; and (iv) all other significant items on the subject property;

(B) except as shown on the survey, there are no (i) encroachments upon the subject property by improvements on adjacent property, (ii) encroachments on adjacent property, streets or alleys by any improvements on the subject property, (iii) party walls, or (iv) conflicts or protrusions;

(C) adequate ingress to and egress from the subject property is provided by West Avenue, the same being paved, dedicated public right-of-way maintained by the City of Austin;

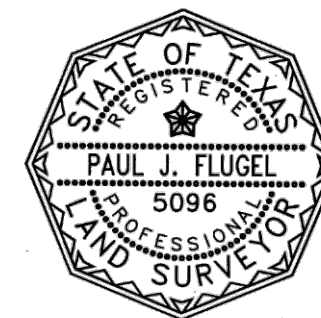
(D) all required building set back lines on the subject property are located as shown hereon;

(E) the property is located within an area having a zone designation zone "AE" by the Federal Emergency Management Agency (FEMA), on flood insurance rate map no. 48453C0445J with a date of identification of January 6, 2016, for community no. 480624 in Travis County, State of Texas, which is the current flood insurance rate map for the community in which the property is situated;

(F) the metes and bounds description of the subject property as shown on this survey forms a mathematically closed figure; and

(G) this survey and the professional service rendered in connection herewith (i) conforms in all respects to the current standards promulgated by the Texas Board of Professional Land Surveying; and (ii) conforms in all respects to the current Texas Society of Professional Surveyors Standards and specifications for a Category 1A, Condition II Survey.

I expressly understand and agree that the above-named parties, and their successors and assigns will rely and are entitled to rely on this plat and survey as being true and accurate in all respects and upon this Certificate being true and accurate.



*Paul J. Flugel*

Name: \_\_\_\_\_ 1/9/19  
Registered Professional Land Surveyor Date  
Registration No. 5096  
Firm No. 10193837  
Job No. 567-001

**508 WEST AVE.**

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SHEET  
2 OF 2