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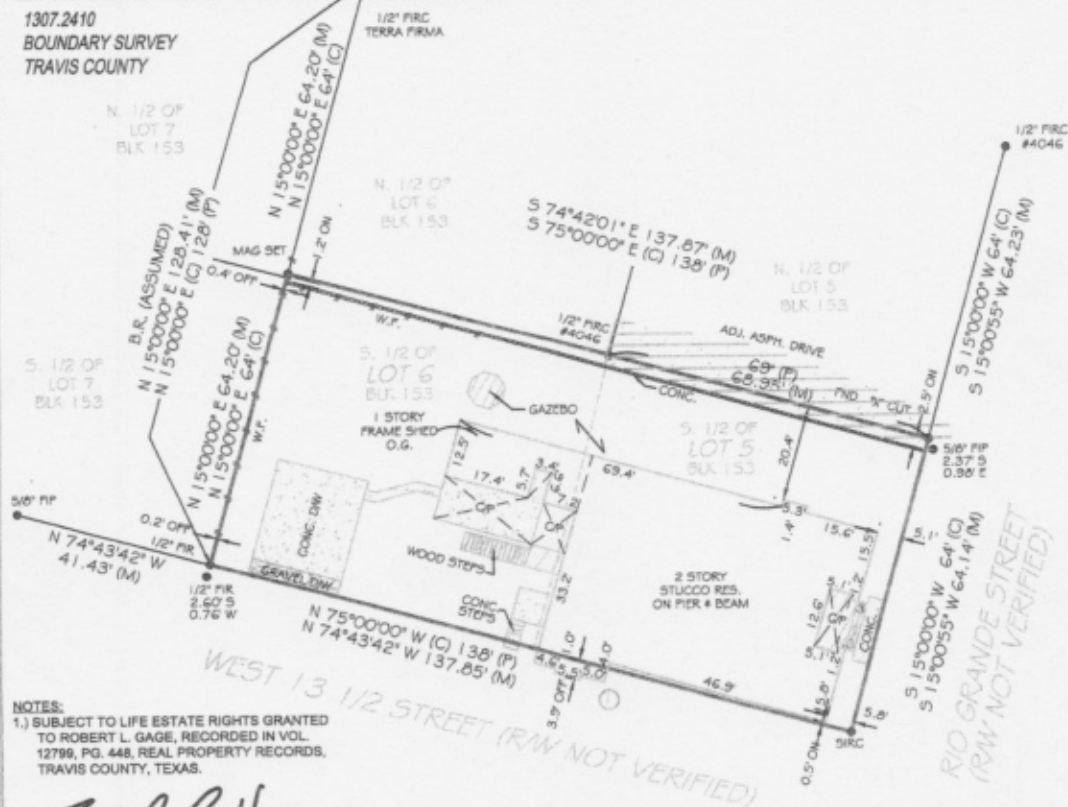
PROPERTY ADDRESS: 1304 RIO GRANDE STREET AUSTIN, TEXAS 78701

SURVEY NUMBER: 1307.2410

FIELD WORK DATE: 7/30/2013

REVISION DATE(S): (REV'D 7/30/2013)

1307.2410
BOUNDARY SURVEY
TRAVIS COUNTY

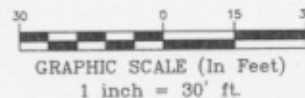


NOTES:

NOTES:
1.) SUBJECT TO LIFE ESTATE RIGHTS GRANTED
TO ROBERT L. GAGE, RECORDED IN VOL.
12799, PG. 448, REAL PROPERTY RECORDS,
TRAVIS COUNTY, TEXAS.



I HEREBY CERTIFY THAT: THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON THE 25TH AND 30TH DAYS OF JULY, 2013; ALL EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THE PLAT AND SET FORTH WITHIN THE TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, GF NO. 1310050-1F, EFFECTIVE JULY 1, 2013, ARE SHOWN OR NOTED HEREON; THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON; THE PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY.



LEGAL DESCRIPTION:

THE SOUTH ONE-HALF OF LOTS 5 AND 6, BLOCK 153, ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS AND BEING THE SAME PROPERTY DESCRIBED SPECIAL WARRANTY DEED RECORDED IN VOLUME 12799, PAGE 448, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.

CLIENT NUMBER: 1318850-IL&E-F

DATE: 7/30/2013

BUYER:

SELLER: ROBERT L. GAGE, INDIVIDUALLY AND AS TRUSTEE OF THE ROBERT L. GAGE REVOCABLE LIVING TRUST

CERTIFIED TO: INDEPENDENCE TITLE; CHICAGO TITLE INSURANCE
COMPANY

This is page 1 of 2 and is not valid without all pages.

POINTS OF INTEREST

1. STUCCO RES. OVER SOUTH PROPERTY LINE

Your Exact Contact

Laura Paredes Caffey Director of Sales
Laura@Exacta365.com www.exacta365.com

L8#10193731

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BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X (PER FLOOD CERT). THIS PROPERTY WAS FOUND IN THE CITY OF AUSTIN, COMMUNITY NUMBER 480624, DATED 09/26/08.

THE BEARING REFERENCE OF NORTH 15 DEGREES 00 MINUTES 00 SECONDS EAST IS BASED ON THE NORTHWESTERLY PROPERTY LINE OF LOT 6, BLK 153, LOCATED WITHIN ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS AND BEING THE SAME PROPERTY DESCRIBED SPECIAL WARRANTY DEED RECORDED IN VOLUME 12799, PAGE 448, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.

1. The Legal description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
2. Due to varying construction standards, house dimensions are approximate.
3. This survey is exclusively for the use of the parties to whom it is certified. It is not transferable to additional institutions or subsequent owners.
4. This property subject to any and all recorded and unrecorded easements. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or ownership title evidence.
5. Surveying services performed by the Austin branch of Exacta Texas Surveyors, Inc. - 250 West Oak Loop - Cedar Creek, TX - 78612
6. If there is a septic tank, well or drain field on the survey, the location of such items was shown to us by others and are not verified.
7. Any additions or deletions of this 2 page survey document are strictly prohibited. Use of this survey beyond the purpose of the transfer of title without written authorization of the signing surveyor is prohibited.
8. Any FEMA flood zone data contained on this survey if for informational purposes only. Research to obtain such data was performed at www.fema.gov
9. Dimensions are in feet and decimals thereof.
10. All pins marked as set are 5/8 diameter, 18" iron rebar.
11. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
12. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logos or references to third party firms are for informational purposes only.
13. Points of Interest (POIs) are selected above-ground improvements which may be in conflict with boundary, building setbacks or easement lines, as defined by the parameters of this survey. There may be additional POIs which are not shown, not called-out as POIs, or which are otherwise unknown to the surveyor. These POIs may not represent all items of interest to the viewer.
14. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logo or references to third party firms are for informational purposes only.

SOW	SOVER
SQW	SQUARE MET
SRI	SET RAIL HOE
SRC	SET IRON ROD & CAP
SN	SET NAIL
SWD	SET WALL & DISC
S.T.L.	SURVEY TIE
SV	SEWER VALE
SW	SIDEWALK
T.W.	SEAWALL
T.K.	TELEPHONE FACILITIES
T.O.B.	TOP OF CURB TRANSFORMER
TY	TYPICAL
WC	BUSINESS CORNER
WF	WATER FILTER
WO	WOODEN FENCE
WW	WATER INTERVENAL BOX
WV	WATER VALVE
V.F.	VENT FENCE

A.E.	ARCHITECT
C.M.S.	CIVIL ENGINEERING FOR
C.C.E.	COUNTRY UTILITY DIST.
D.E.	DRAINAGE ELEMENT
E.M.T.	ELEMENT
I.A.P.	INTERSECTION PAVEMENT
L.A.P.	LANDSCAPE ACCESS PAV.
L.U.F.	LANDSCAPE UTILITY FENCE
M.E.	MAINTENANCE ELEMENT
P.A.P.	PAVEMENT ACCESS PAVEMENT
P.U.F.	PUBLIC UTILITY FENCE
R.O.P.	ROAD OVERHEADS
S.N.E.	SEWER ELEMENT
S.V.F.	SEWER VALE
T.H.U.	TECHNOLOGICAL UTILITY
U.F.	UTILITY ELEMENT

In order to "Electronically Sign" all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at <http://www.fishformat.info/boof/mc/sign.htm>. To Electronically Sign any survey PDF: 1. Save the PDF onto your computer. 2. Use the online tool at <http://www.fishformat.info/boof/mc/sign.htm> to browse for the saved PDF on your computer. 3. Select the Hash Method as SHA. 4. Click Submit. Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
2. Select a printer with legal-sized paper.
3. Under "Print Range", click select the "All" toggle.
4. Under the "Page Handling" section, select the number of copies that you would like to print.
5. Under the "Page Scaling" selection drop down menu, select "None."
6. Uncheck the "Auto Rotate and Center" checkbox.
7. Check the "Choose Paper size by PDF" checkbox.
8. Click OK to print.

TO PRINT IN BLACK + WHITE:

1. In the main print screen, choose "Properties".
2. Choose "Quality" from the options.
3. Change from "Auto Color" or "Full Color" to "Gray Scale".

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last page of the survey. *Total discount not to
exceed \$500.