

SCALE: 1" = 30'

GF NO. FTH-21-FAH24011775B FIDELITY NATIONAL TITLE  
 ADDRESS: 235 HIGHWAY 90 EAST  
 SEALY, TEXAS 77474  
 BORROWER: HOME2CASH ACQUISITIONS LLC

**LOT 4  
 EBER SUBDIVISION**

AUSTIN COUNTY, TEXAS  
 ACCORDING TO THE PLAT THEREOF RECORDED  
 IN VOLUME 280, PAGE 27, DEED RECORDS  
 OF AUSTIN COUNTY, TEXAS

NOTE: SIGN AGREEMENT GRANTED TO THE STATE OF TEXAS, STATE HIGHWAY COMMISSION AS PER VOL. 117 PG. 296  
 NOTE: EASEMENT GRANTED TO H.L.&P. AS PER VOL. 274 PG. 113  
 NOTE: EASEMENTS, RIGHT OF WAYS AND OTHER MATTERS AFFECTING THE EBER SUBDIVISION AS PER VOL. 280 PG. 27  
 NOTE: SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS LISTED IN SCHEDULE B, ITEM 10 G. OF THE HEREIN REFERENCED TITLE COMMITMENT.



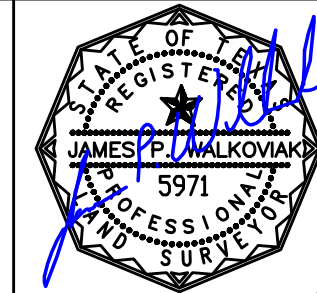
THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48015C 0320 F  
 MAP REVISION: 10/18/2019  
 ZONE X  
 BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE  
 RECORD BEARING: VOL. 280, PG. 27, A.C.D.R.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

JAMES P. WALKOVIAK  
 PROFESSIONAL LAND SURVEYOR  
 NO. 5971  
 JOB NO. 24-10072  
 NOVEMBER 22, 2024



Fidelity National Title  
 SUMMER SIZEMORE  
 713-993-2960



**PRECISION**  
 surveyors

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 FIRM NO. 10063700

DRAWN BY: PC