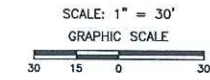


A LAND TITLE, TOPOGRAPHIC AND TREE SURVEY OF 2.852 ACRES (APPROXIMATELY 124,217 SQ. FT.), BEING ALL OF LOT 1B, BLOCK B, THE BLUFFS OF UNIVERSITY HILLS-RESUBDIVISION OF LOT 1, BLOCK B, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 84, PAGE 54A, PLAT RECORDS OF TRAVIS COUNTY, TEXAS



THIS IS A SURFACE DRAWING.  
 BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT \*P659\*.  
 4" ALUMINUM DISK SET IN CONCRETE  
 SURFACE COORDINATES:  
 N 10087209.44  
 E 3138407.32  
 TEXAS STATE PLANE COORDINATES:  
 N 10086200.82  
 E 3138093.51  
 ELEVATION = 507.09'  
 VERTICAL DATUM: NAVD 88 (GEOID 09)  
 COMBINED SCALE FACTOR = 0.99990001 (FOR SURFACE TO GRID CONVERSION)  
 INVERSE SCALE FACTOR = 1.00010000 (FOR GRID TO SURFACE CONVERSION)  
 SCALED ABOUT 0.0  
 THETA ANGLE: 1'22"25"

**TREE INDEX**  
 TAG NO. TYPE INDICATES MULTI TRUNK  
 (514) (LO) 17 14 11  
 INDIVIDUAL TRUNK DIA. (IN INCHES)  
 CRITICAL ROOT ZONES (TREE CIRCLES) ARE SHOWN USING THE COA FORMULA FOR SINGLE AND MULTI TRUNK TREES.  
 NOTE ABOUT DEAD TREES: IF THE TREE APPEARED TO BE DEAD, THEN IT HAS BEEN NOTED AS DEAD; HOWEVER, SUCH DETERMINATION IS SUBJECT TO VERIFICATION BY A QUALIFIED ARBORIST.

- |                          |                           |
|--------------------------|---------------------------|
| 20829 ASH 21 20          | 20865 PECAN 31            |
| 20830 MLB 10 8 7 7 6     | 20866 CEDAR ELM 14        |
| 20831 ASH 18 14          | 20867 HACKBERRY 15        |
| 20832 ASH 12 12 8 6 6    | 20868 HACKBERRY 8         |
| 20833 ASH 18             | 20869 HACKBERRY 12        |
| 20834 ASH 8              | 20870 HACKBERRY 14        |
| 20835 ASH 27             | 20871 HACKBERRY 11        |
| 20836 ASH 13 12          | 20872 CHINA BERRY 9       |
| 20837 HACKBERRY 8 7      | 20873 CEDAR 8             |
| 20838 HACKBERRY 11       | 20874 CEDAR 10            |
| 20839 HACKBERRY 12 5     | 20875 HACKBERRY 9 8       |
| 20840 HACKBERRY 8        | 20876 HACKBERRY 13        |
| 20841 HACKBERRY 14       | 20877 HACKBERRY 13        |
| 20842 HACKBERRY 9 6 6    | 20878 CEDAR ELM 8         |
| 20843 MESQUITE 10 9 7 4  | 20879 HACKBERRY 9         |
| 20844 HACKBERRY 9        | 20880 CEDAR 14            |
| 20845 HACKBERRY 10       | 20881 ASH 9               |
| 20846 CEDAR 8            | 20882 PECAN 13            |
| 20847 CEDAR ELM 8 7 DEAD | 20883 HACKBERRY 11        |
| 20848 CEDAR ELM 8        | 20884 HACKBERRY 10        |
| 20849 CEDAR ELM 9        | 20885 WOOLY BUMBALIA 8    |
| 20850 ASH 8              | 20886 HACKBERRY 14        |
| 20851 ASH 10             | 20887 HACKBERRY 12        |
| 20852 CHINA BERRY 9      | 20888 CHINA BERRY 10      |
| 20853 ASH 9              | 20889 PECAN 29            |
| 20854 ASH 8 6 5          | 20890 WOOLY BUMBALIA 9    |
| 20855 HACKBERRY 14       | 20891 HACKBERRY 9 8       |
| 20856 CEDAR ELM 8        | 20892 HACKBERRY 9         |
| 20857 CEDAR ELM 8        | 20893 HACKBERRY 9         |
| 20858 CHINA BERRY 11     | 20894 PECAN 15            |
| 20859 CHINA BERRY 10     | 20895 HACKBERRY 9         |
| 20860 CHINA BERRY 9 6    | 20896 HACKBERRY 15        |
| 20861 CHINA BERRY 9 7    | 20897 HACKBERRY 11        |
| 20862 CHINA BERRY 9 5    | 20898 HACKBERRY 9         |
| 20863 COTTONWOOD 22      | 20899 WAXLEAF LIGUSTRUM 9 |
| 20864 HACKBERRY 12       |                           |

**BENCHMARK INFORMATION:**  
 TBM #1: SQUARE IN CONCRETE ON NORTH SIDE OF ELECTRIC PAD, ON WEST SIDE OF CONCRETE SHED IN PARKING LOT OF LOT 1C, THE BLUFFS OF UNIVERSITY HILLS-RESUBDIVISION OF LOT 1, BLOCK B, (4804 LOYOLA LANE), +/- 255' EAST OF THE ENTRANCE OF LOT 1C  
 ELEVATION = 528.63'  
 VERTICAL DATUM: NAVD 88 (GEOID 09)

**TITLE COMMITMENT NOTE:**

COMMITMENT FOR TITLE INSURANCE PREPARED BY:  
 Alamo Title Insurance Company

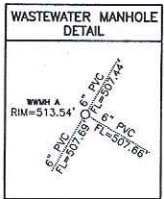
G.F. No.: AUT-41-648-AUT14010052DE Effective Date: 12/2/14 Issued: 12/11/14

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. Items listed are worded according to the commitment, followed by surveyor's notes and/or observations.

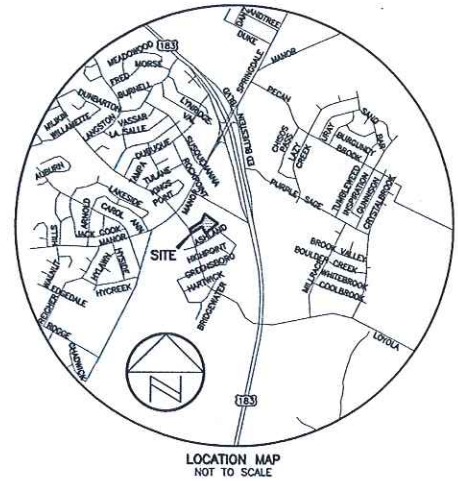
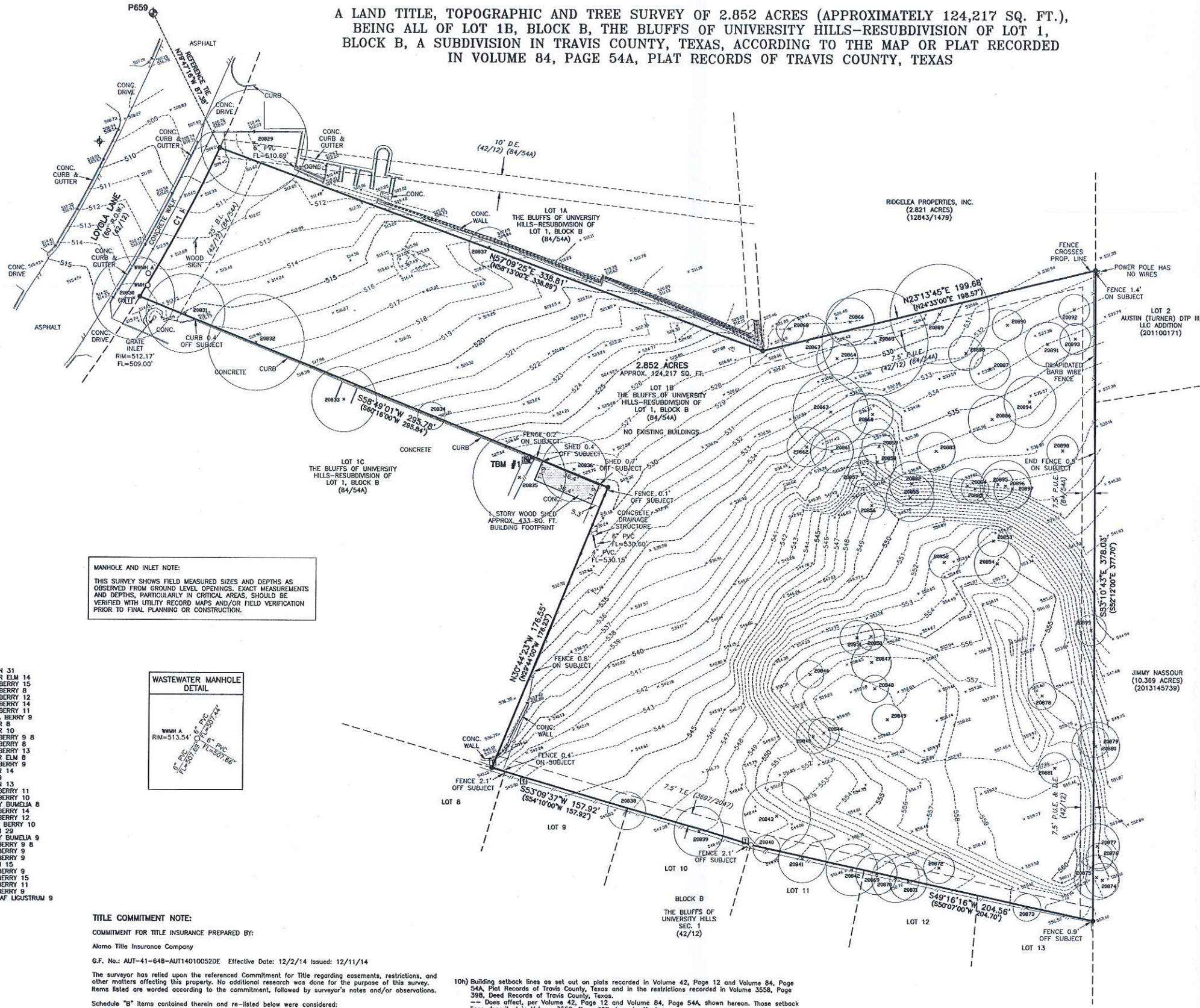
Schedule "B" items contained therein and re-listed below were considered:

- Restrictive Covenants: Those recorded in Volume 42, Page 12 and Volume 84, Page 54A, Plat Records of Travis County, Texas, and in Volume 3558, Page 398, Deed Records of Travis County, Texas, Real Property Records of Travis County, Texas. -- Does affect.
- Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plot:  
 Purpose: public utility and drainage  
 Affects: 7.5' along the rear lot line  
 Recording No: Volume 42, Page 12, Plat Records of Travis County, Texas.  
 -- Does affect, shown hereon.
- Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plot:  
 Purpose: electric lines and systems and telephone line  
 Recording Date: December 5, 1983  
 Recording No: Volume 8359, Page 76, Deed Records of Travis County, Texas  
 Affects: 7.5' along the rear and east portion of the northwest lot line  
 Recording No: Volume 84, Page 54A, Plat Records of Travis County, Texas.  
 -- Does affect, shown hereon.

- Building setback lines as set out on plats recorded in Volume 42, Page 12 and Volume 84, Page 54A, Plat Records of Travis County, Texas and in the restrictions recorded in Volume 3558, Page 398, Deed Records of Travis County, Texas.  
 -- Does affect, per Volumes 42, Page 12 and Volume 84, Page 54A, shown hereon. Those setback lines described in Volume 3558, Page 398 do not affect.
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
 Granted to: Southwestern Bell Telephone Company  
 Purpose: as provided in said instrument  
 Recording Date: June 18, 1989  
 Recording No: Volume 3697, Page 2047, Deed Records of Travis County, Texas  
 Affects:  
 -- Does affect, shown hereon.
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
 Granted to: City of Austin  
 Purpose: electric lines and systems and telephone line  
 Recording Date: December 5, 1983  
 Recording No: Volume 8359, Page 76, Deed Records of Travis County, Texas  
 Affects:  
 -- Does affect, blanket type.



**MANHOLE AND INLET NOTE:**  
 THIS SURVEY SHOWS FIELD MEASURED SIZES AND DEPTHS AS OBSERVED FROM GROUND LEVEL OPENINGS. EXACT MEASUREMENTS AND DEPTHS, PARTICULARLY IN CRITICAL AREAS, SHOULD BE VERIFIED WITH UTILITY RECORD MAPS AND/OR FIELD VERIFICATION PRIOR TO FINAL PLANNING OR CONSTRUCTION.



- LEGEND**
- 1/2" REBAR FOUND (OR AS NOTED)
  - 1/2" REBAR WITH "CHAPARRAL" CAP SET
  - △ CALCULATED POINT
  - ⊕ CONTROL POINT/BENCHMARK LOCATION
  - ⊕ FIRE HYDRANT
  - ⊕ WATER MANHOLE
  - ⊕ UTILITY POLE
  - ⊕ ELECTRIC UTILITY
  - ⊕ TELEPHONE UTILITY
  - ⊕ WASTEWATER MANHOLE
  - ⊕ SIGN
  - EDGE OF ASPHALT PAVEMENT
  - X- BARRIER FENCE
  - O- CHAIN LINK FENCE
  - //- WOOD FENCE
  - B.L. BUILDING SETBACK LINE
  - P.U.E. PUBLIC UTILITY EASEMENT
  - T.E. TELEPHONE EASEMENT
  - D.E. DRAINAGE EASEMENT
  - ( ) RECORD INFORMATION

**SURVEYOR'S CERTIFICATE:**

CERTIFIED TO: P & C Dunham Inc.  
 Marcos Conchalo and Thereso Conchalo  
 Alamo Title Insurance Company

PROPERTY ADDRESS: 4800 Loyola Lane, Austin, TX 78723

DATE OF SURVEY: 11/9/14, Updated for trees & topography 01/20/15

ATTACHMENTS: none

I hereby certify that a survey of the property shown hereon was actually made upon the ground under my direction and supervision on the date shown, and that to the best of my professional knowledge and belief there are no apparent encroachments, overlapping of improvements, discrepancies, deed line conflicts, visible utility lines or roads in place, except as shown hereon, and that this property abuts or adjoins a dedicated road right-of-way or access easement, unless noted hereon.

This survey was made substantially in accordance with the standards and conditions set forth for a Category 1A Condition II Land Title Survey, based on the Manual of Practice for Land Surveying in Texas, 2006 Revised Eleventh Edition, prepared by the Texas Society of Professional Surveyors.

Eric J. Dannheim Date 1/29/2015  
 Registered Professional Land Surveyor  
 State of Texas No. 6075

CURVE		CURVE TABLE			
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	817.74'	6°52'20"	98.08'	N24°56'30"W	98.03'
					(N23°48'00"W 98.14')

**FLOOD-PLAIN NOTE:**

The tract shown hereon lies within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map no. 174845304701, dated August 18, 2014, for Travis County, Texas and incorporated areas. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.



**Chaparral**  
 Professional Land Surveying, Inc.  
 Surveying and Mapping  
 3500 McCall Lane  
 Austin, Texas 78744  
 512-443-1724  
 Firm No. 10124500

PROJECT NO.: 1076-001  
 DRAWING NO.: 1076-001-BASE  
 PLOT DATE: 01/29/15  
 PLOT SCALE: 1"=30'  
 DRAWN BY: JPA/JDB  
 SHEET 01 OF 01