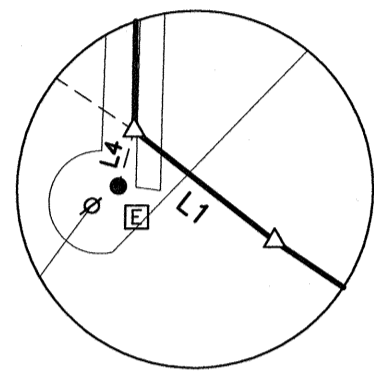
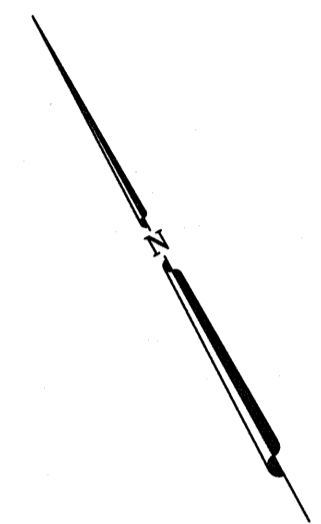


A LAND TITLE, TOPOGRAPHIC AND TREE SURVEY OF 1.051 ACRES (APPROXIMATELY 45,768 SQ. FT.), OUT OF BLOCK 2, THEODORE LOW HEIGHTS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 445, PAGE 581 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A 0.655 ACRE TRACT DESCRIBED IN A DEED TO GABRIEL M. DAVIS AND ROBERTA E. LEAHY, DATED JUNE 29, 2001 AND RECORDED IN DOCUMENT NO. 2001108370 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF A 0.389 ACRE TRACT DESCRIBED IN A DEED TO GABRIEL M. DAVIS AND ROBERTA E. LEAHY, DATED SEPTEMBER 13, 2000 AND RECORDED IN DOCUMENT NO. 2000157804 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



DETAIL (1"=4')



SCALE: 1" = 20'
GRAPHIC SCALE

TAG NO.	TYPE	INDICATES MULTI TRUNK
(514)	(LO)	17 14 11

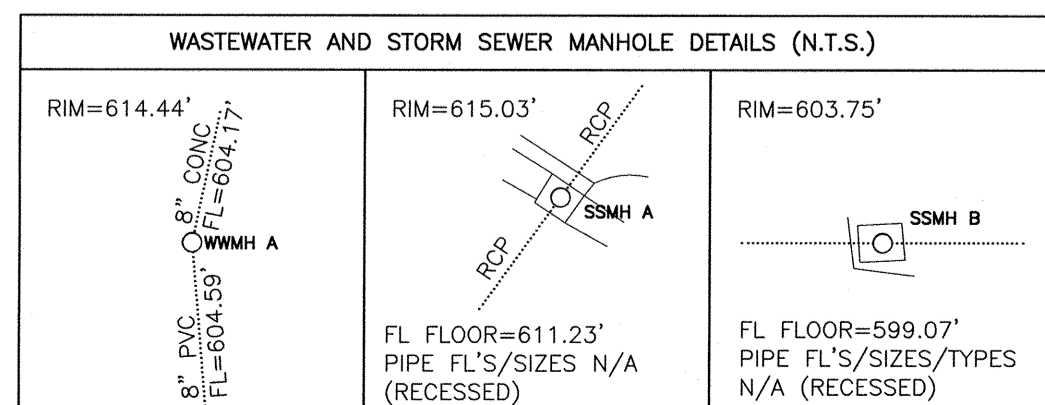
INDIVIDUAL TRUNK DIA. (IN INCHES)

CRITICAL ROOT ZONES (TREE CIRCLES) ARE SHOWN USING THE COX FORMULA FOR SINGLE AND MULTI TRUNK TREES.

6301	PECAN	17
6303	PECAN	11
6304	PECAN	16
6305	PALM	13
6306	PALM	16
6307	PALM	14
6308	PALM	15
6309	PALM	15
6310	PALM	17
6311	PALM	17
6312	PALM	22
6313	PALM	26
6314	PALM	8
6315	PALM	21 17
6316	PALM	18
6317	PALM	16
6318	PALM	16
6319	PALM	17
6320	PECAN	18
6321	PECAN	21
6322	HACKBERRY	8
6323	HACKBERRY	12
6324	HACKBERRY	13
6325	PEAR	8
6326	PEAR	8
6327	PEAR	9
6328	PEAR	8
6329	PEAR	8
6330	PEAR	8
6331	PECAN	16
6332	CHINABERRY	10 5
6333	PECAN	18
6334	PECAN	18
6335	PECAN	15
6336	PECAN	14
6337	PECAN	18
10462	PECAN	34
10463	PECAN	13 12 11 11
10464	PECAN	20
10465	CEDAR ELM	14
10466	MULBERRY	13 12

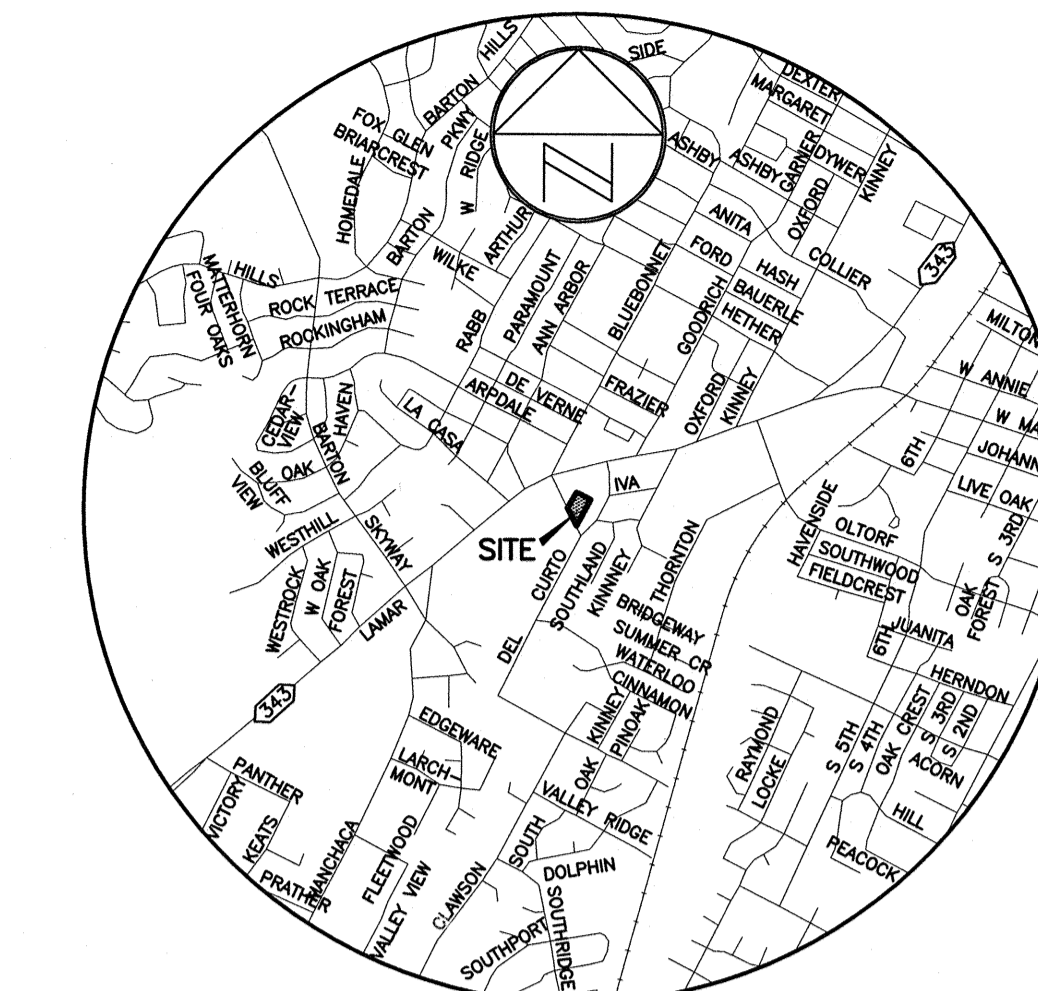
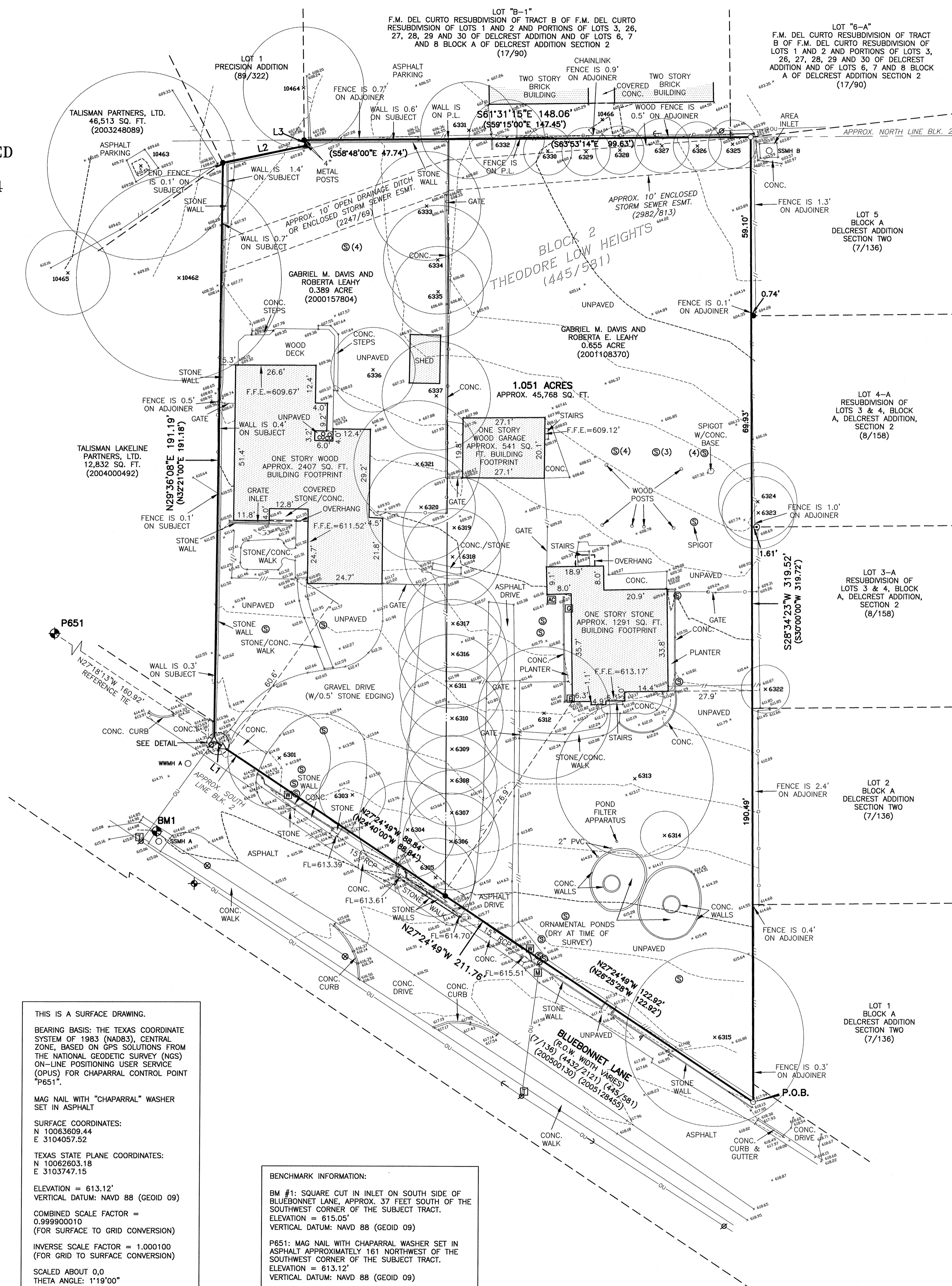
LEGEND	
●	1/2" REBAR FOUND (OR AS NOTED)
▲	MAG NAIL WITH "CHAPARRAL" WASHER SET
○	1/2" REBAR WITH "CHAPARRAL" CAP SET
⊙	1/2" IRON PIPE FOUND
▲	MAG NAIL FOUND
▲	CONTROL POINT/BENCHMARK LOCATION
⊠	WATER METER
⊕	WATER VALVE
⊕	FIRE HYDRANT
⊕	SPRINKLER CONTROL VALVE
⊕	UTILITY POLE
—	GUY WIRE
—OU—	OVERHEAD UTILITIES
⊠	ELECTRIC UTILITY
⊠	TELEPHONE UTILITY
⊠	GAS UTILITY
⊕	GAS VALVE
⊠	AC PAD
○○○	CLEANOUT
⊠	WASTEWATER MANHOLE
⊠	STORMSEWER MANHOLE
⊠	SIGN
⊠	MAILBOX
—	EDGE OF PAVEMENT
—X—	BARB WIRE FENCE
—O—	CHAIN LINK FENCE
—/—/—	WROUGHT IRON FENCE
—/—/—	WOOD FENCE
F.F.E.	FINISHED FLOOR ELEVATION
()	RECORD INFORMATION

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.



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 "P651".
MAG NAIL WITH "CHAPARRAL" WASHER SET IN ASPHALT
SURFACE COORDINATES:
N 10063609.44
E 3104057.52
TEXAS STATE PLANE COORDINATES:
N 10062603.18
E 3103747.15
ELEVATION = 613.12'
VERTICAL DATUM: NAVD 88 (GEOID 09)
COMBINED SCALE FACTOR = 0.99990010 (FOR SURFACE TO GRID CONVERSION)
INVERSE SCALE FACTOR = 1.000100 (FOR GRID TO SURFACE CONVERSION)
SCALED ABOUT 0.0
THETA ANGLE: 1°19'00"

BENCHMARK INFORMATION:
BM #1: SQUARE CUT IN INLET ON SOUTH SIDE OF BLUEBONNET LANE, APPROX. 37 FEET SOUTH OF THE SOUTHWEST CORNER OF THE SUBJECT TRACT.
ELEVATION = 615.05'
VERTICAL DATUM: NAVD 88 (GEOID 09)
P651: MAG NAIL WITH CHAPARRAL WASHER SET IN ASPHALT APPROXIMATELY 161' NORTHWEST OF THE SOUTHWEST CORNER OF THE SUBJECT TRACT.
ELEVATION = 613.12'
VERTICAL DATUM: NAVD 88 (GEOID 09)



LOCATION MAP NOT TO SCALE

LINE TABLE (RECORD)			
LINE	BEARING	DISTANCE	(RECORD)
L1	N23°01'49"W	3.73'	(N20°17'00"W 3.73')
L2	S72°40'08"E	28.01'	(S70°06'00"E 28.08')
L3	N13°17'26"E	1.95'	(N22°25'00"E 1.92')
L4	S44°48'00"W	1.20'	

TITLE COMMITMENT NOTE:
COMMITMENT FOR TITLE INSURANCE ISSUED BY:
Chicago Title Insurance Company
G.F. No.: CTA1300192 Effective Date: 01/29/2013 Issued: 02/04/2013
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:
1) Restrictive Covenants: Volume 475, Page 210, and Volume 790, Page 587, Deed Records of Travis County, Texas, Volume 813, Page 234, Deed Records of Travis County, Texas. -- Does affect, not plottable
10g) Electric transmission/distribution line easements together with right of ingress/egress over adjacent lands, granted to Texas Power and Light Co., recorded in Volume 454, Page 372; Volume 454, Page 374; Volume 570, Page 353; Volume 622, Page 349 and Volume 829, Page 47 of the Deed Records of Travis County, Texas. -- 454/372, 454/374, 622/349 and 629/47 do not affect; 570/353 may affect, unable to determine location from record description
10h) An enclosed storm sewer easement granted to the City of Austin, recorded in Volume 2982, Page 613 of the Deed Records of Travis County, Texas. -- Does affect, as shown
10i) An enclosed storm sewer easement granted to the City of Austin, recorded in Volume 2247, Page 69, of the Deed Records of Travis County, Texas. -- Does affect, as shown

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. 48453005856, dated September 26, 2008, 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.

SURVEYOR'S CERTIFICATE:
CERTIFIED TO: Gabriel M. Davis and Roberta E. Leahy
RH Holdings, LLC
Chicago Title Insurance Company
PROPERTY ADDRESS: 2505 and 2507 Bluebonnet Lane
DATE OF SURVEY: April 18, 2013; additional offsite topographic March 3, 2016
ATTACHMENTS: Metes and Bounds Description
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 3/7/16
Registered Professional Land Surveyor State of Texas No. 6075

		PROJECT NO.: 955-001
		DRAWING NO.: 955-001-BASE
PLOT DATE: 3/7/2016		PLOT SCALE: 01"=20'
DRAWN BY: CWJ/JFA		SHEET 01 OF 01
Eric J. Dannheim R.P.L.S. No. 6075		3500 McCall Lane Austin, Texas 78744 512-443-1724