

LEGAL DESCRIPTION:

LOT 1, BLOCK B,
SARAH'S CREEK COMMERCIAL SECTION ONE,
ACCORDING TO THE MAP OR PLAT THEREOF,
RECORDED IN DOCUMENT NO. 200400247,
OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

TITLE COMMITMENT NOTE:

Only those easements and that information listed in Old Republic National Title Insurance Company Title Commitment G.F. No. 1319464-COM, effective date July 19, 2013, issued date July 26, 2013 and related below were considered for this survey. No other easement research was performed by The Wallace Group, Inc.

SCHEDULE B:

- The following restrictive covenants of record itemized below:
Plat recorded in Document No. 200400247, Official Public Records, Travis County, Texas
- The following matters and all terms of the documents creating or offering evidence of the matters:
a) Easements, building setback lines and other matters shown or referenced on plat recorded in Document No. 200400247, Official Public Records, Travis County, Texas - Affects as shown hereon
- Terms, Conditions and Stipulations in the Agreement:
Recorded: Volume 13068, Page 2163, Real Property Records, Travis County, Texas and as shown on the plat in Document No. 200400247, Official Public Records, Travis County, Texas.
Type: Landscape Easement - Affects as shown hereon
- Easement:
Recorded: Document No. 2005007558, Official Public Records, Travis County, Texas, and as shown on the plat in Document No. 200400247, Official Public Records, Travis County, Texas.
To: City of Austin
Purpose: Wastewater Line - Affects as shown hereon
- Mineral and/or royalty interest in and to all coal, lignite, oil, gas and other minerals; together with all rights incident thereto:
Recorded: Volume 3701, Page 2091, Deed Records, Travis County, Texas, as further affected by Waiver of Surface Rights recorded in Volume 8588, Page 100, Deed Records, Travis County, Texas. Title to said interest has not been researched subsequent to the date of the above referenced instrument and the Company makes no representation as to the ownership or holder of such interest(s).
- Rights of Parties in Possession. (Owner Policy)
- Any visible and apparent unrecorded easement, either public or private, located on or across the land.

SURVEYOR'S CERTIFICATE:

TO AMERICAN BANK OF TEXAS, N.A., AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 5, 7(A), 7(C), 8, 9, 11(B), 14, 16 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 17, 2013.

IMPROVEMENTS LOCATED: 07-16-2013 & 07-17-2013
BOUNDARY MONUMENTS LOCATED: 07-17-2013

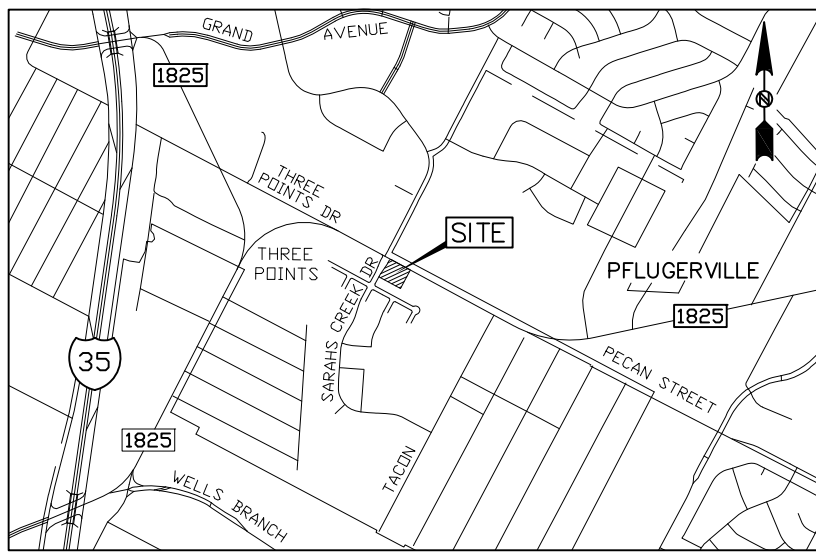
DANIEL M. FLAHERTY, R.P.L.S. #5004
THE WALLACE GROUP, INC.
OLD TOWN SQUARE
ONE CHISHOLM TRAIL, SUITE 130
ROUND ROCK, TEXAS 78681
PHONE: (512) 248-0065
FAX: (512) 248-0359
WORK ORDER NO. 23009

08-02-2013
DATE

ALTA/ACSM LAND TITLE SURVEY
OF
LOT 1, BLOCK B, SARAH'S CREEK
COMMERCIAL SECTION ONE,
ACCORDING TO THE MAP OR PLAT THEREOF,
RECORDED IN DOCUMENT NO. 200400247,
OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

PREPARED FOR:
THE BOUSQUET GROUP, INC.
501 S. CARROLL BLVD., STE. 201
DENTON, TEXAS 76201
(940) 566-0088

The Wallace Group, Inc.
One Chisholm Trail, Suite 130, Round Rock, Texas 78681 (512) 248-0065
Engineers ■ Architects ■ Planners ■ Surveyors
Waco ■ Killeen ■ Dallas ■ Round Rock



LOCATION MAP
NOT TO SCALE

TREE TABLE		
TAG NO.	SIZE	TYPE
160	10"	LIVE OAK
161	9"	LIVE OAK
162	10"	LIVE OAK
163	7"	LIVE OAK
164	12"	LIVE OAK
165	13"	LIVE OAK
166	16"	LIVE OAK
168	12"	BRADFORD PEAR
169	9"	BRADFORD PEAR
170	11"	BRADFORD PEAR
171	11"	BRADFORD PEAR
172	14"	BRADFORD PEAR

LEGEND

- = 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- = 3/4" IRON PIPE FOUND UNLESS OTHERWISE NOTED
- R.P.R.T.C.T. = REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- () = PLAT CALL PER DOCUMENT NO. 200400247, O.P.R.T.C.T.
- ☆ = LIGHT/LIGHT POLE
- ⚡ = FLOODLIGHT
- ⚡ = POWERPOLE
- ⚡ = ELECTRIC JUNCTION BOX
- ① = TELEPHONE MANHOLE
- Ⓜ = WASTEWATER MANHOLE
- = WASTEWATER CLEAN OUT
- = SIGN
- = WATER METER
- = WATER VALVE
- ⦿ = FIRE HYDRANT
- ⦿ = IRRIGATION CONTROL VALVE
- ⦿ = TRAFFIC SAFETY BOX
- = CONCRETE
- = ASPHALT
- W— = WATER LINE
- G— = UNDERGROUND GAS LINE
- E— = OVERHEAD ELECTRIC LINE
- U/T— = UNDERGROUND TELEPHONE LINE
- WW— = WASTEWATER LINE
- 100 = SCHEDULE B ITEM

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED BY TEXAS 811 CALL SYSTEM AND FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE AND VISIBLE EVIDENCE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



GENERAL NOTES:

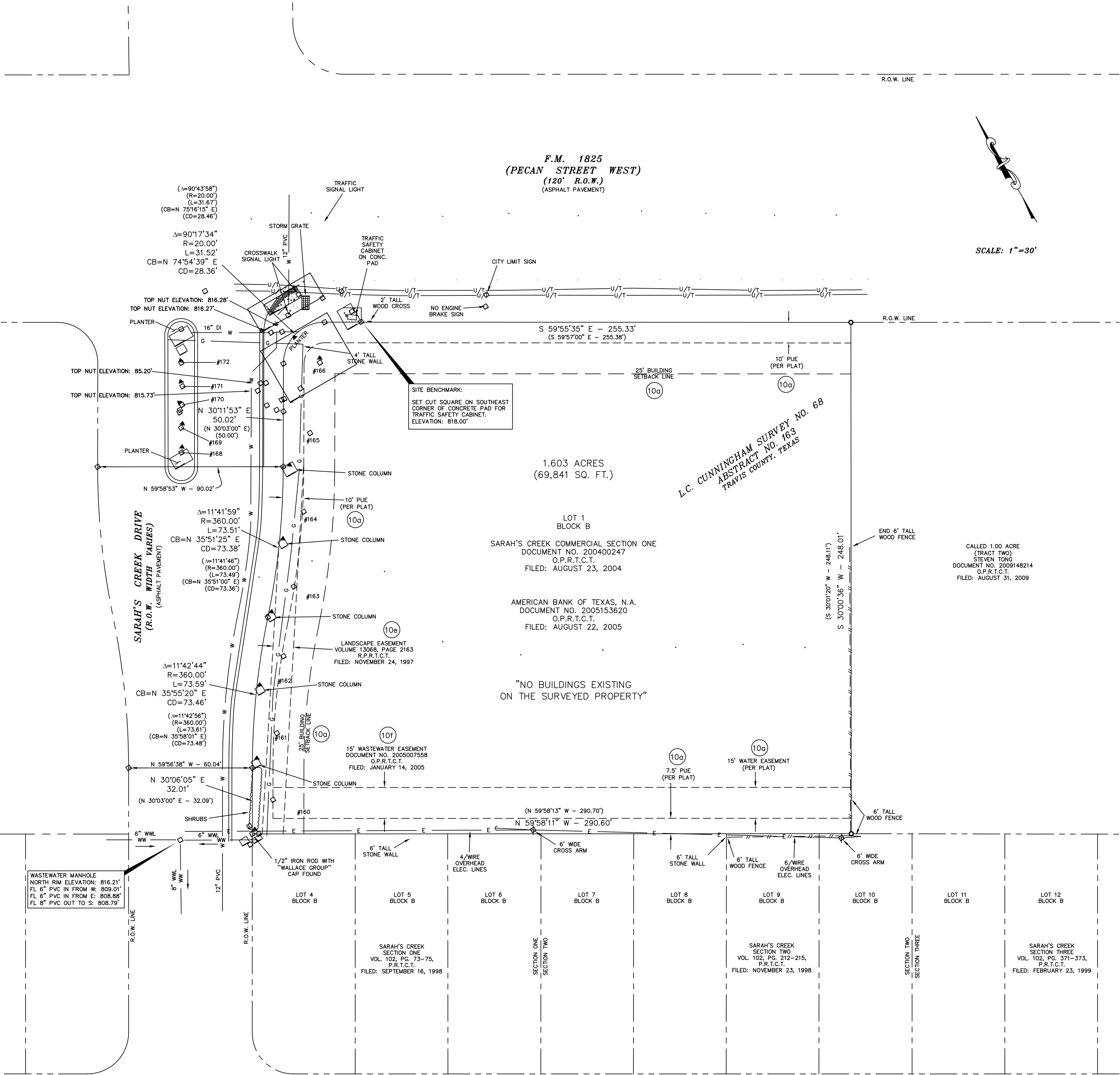
- ALL PROPERTY CORNERS FOUND ARE CONTROL MONUMENTS.
- SUBJECT TO ANY AND ALL COVENANTS, RESTRICTIONS, EASEMENTS AND CONDITIONS THAT MAY BE APPLICABLE.
- THE SURVEYOR DID OBSERVE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT TRACT.

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF LOT 1, BLOCK B, SARAH'S CREEK COMMERCIAL SECTION ONE AS RECORDED IN DOCUMENT NO. 200400247, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN A NON-SHADED ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE COMMUNITY PANEL NO. 481028 0260H, 480624 0260H, 481028 0260H, AND 481048 0260H OF THE FLOOD INSURANCE RATE MAP NO. 484530260H FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



TAB = D-2071

XREF = N/A

Z:\projects\13000\13000 - Sarah's Creek - ALTA.dwg 7/17/2014 - 4:03pm

SCALE 0 30 60
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JOB NO.	FIELD BOOK NO.	SURVEY DATE	FILE NAME	DRAWN BY	DRAFT DATE	CHECKED BY	PLAT #
23009	179/21	07-17-2013	23009R-ALTA	TAB	08-02-2013	DMF	D-2071

REVISIONS			REVISIONS		
NO.	DATE	REMARKS	NO.	DATE	REMARKS

REVISIONS			REVISIONS		
NO.	DATE	REMARKS	NO.	DATE	REMARKS