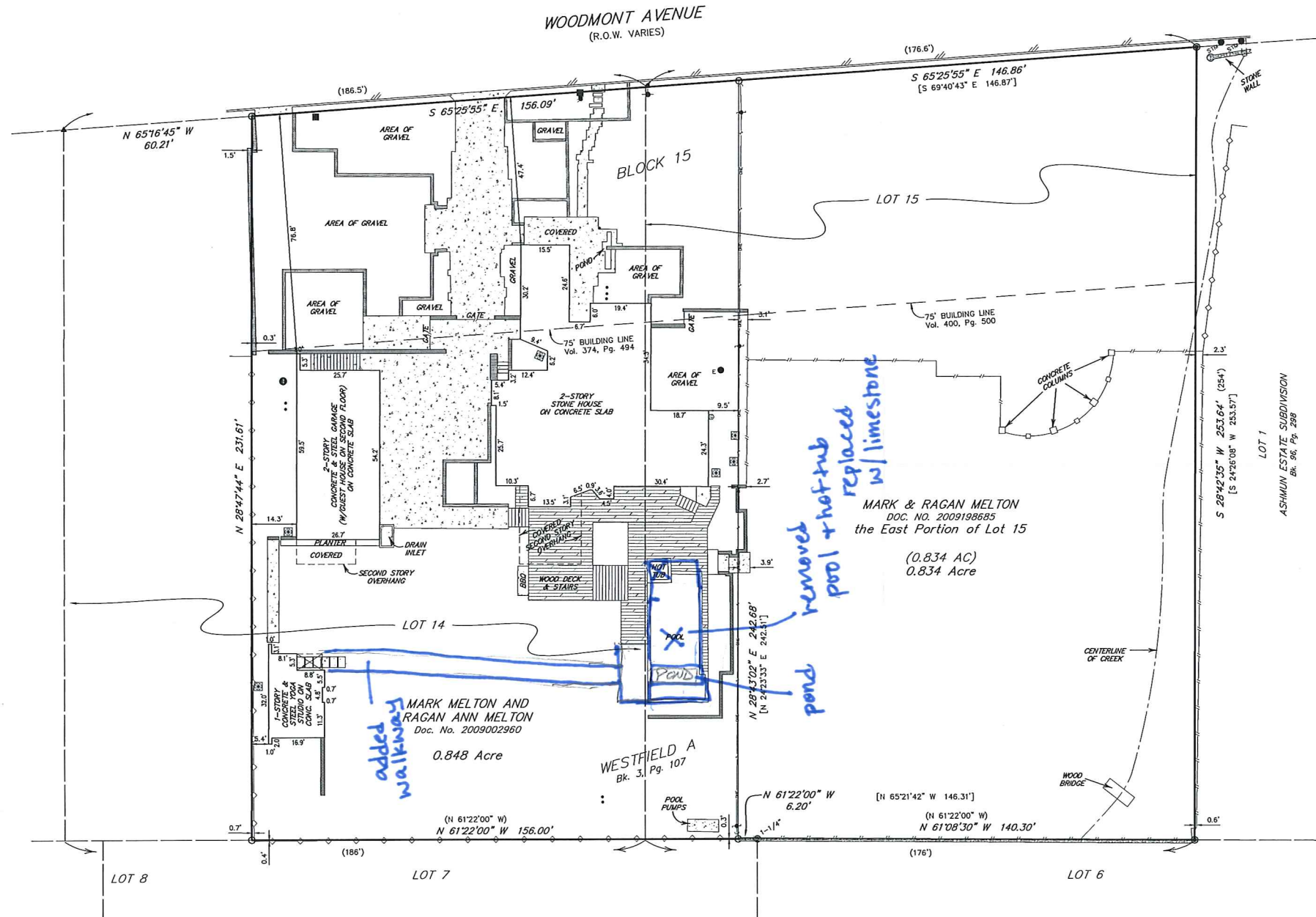
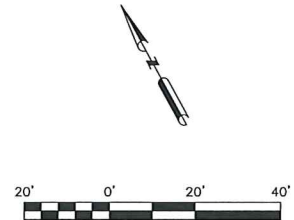


SURVEY PLAT

Address 2407, 2501 & 2503 Woodmont Ave., Reference Mark Melton
Portions of Lot No(s). 14 & 15, Block(s) 15, Westfield A, a subdivision in
City of Austin, Travis County, Texas, of record in Plat Book 3, Page 107
of the Plat Records of Travis County, Texas.



| LEGEND | |
|--------|---|
| ● | 1" IRON PIPE FOUND (UNLESS NOTED) |
| ▲ | P-K NAIL FOUND |
| ○ | 1/2" IRON ROD SET W/CAP STAMPED "TERRA FIRMA" |
| [] | RECORD INFORMATION (Doc. No. 2009198885) |
| () | RECORD INFORMATION (Bk. 3, Pg. 107) |
| • | CLEANOUT |
| + | WATER VALVE |
| + | WATER METER |
| + | FIRE HYDRANT |
| + | STORM SEWER MANHOLE |
| + | SEPTIC LID |
| + | A/C UNIT |
| + | ELECTRIC MANHOLE |
| + | UTILITY POLE |
| + | GUY ANCHOR |
| + | GAS METER |
| + | OVERHEAD UTILITIES |
| + | CHAIN LINK FENCE |
| + | METAL FENCE |
| + | WOOD FENCE |
| + | EDGE OF ASPHALT |
| + | STONE EDGING |
| + | CONCRETE WALLS |
| + | AREA OF CONCRETE |
| + | AREA OF WOOD |

BEARING BASIS NOTE:

BEARING BASIS FOR THIS SURVEY IS THE INVERSE N 61°22'00" W 1008.41' (1008.0') FROM 1" IRON PIPE FOUND AT THE NORTHEAST CORNER OF LOT 2 AND A 1 1/4" IRON PIPE FOUND AT THE NORTHWEST CORNER OF LOT 6, OUT OF THE WESTFIELD A, SUBDIVISION AS RECORDED ON BOOK 3, PAGE 107, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

RESTRICTIVE COVENANT AND EASEMENT NOTE:

1. Restrictive covenants and easements, as conveyed by plat recorded in Book 3, Page 107 of the Plat Records of Travis County, Texas, and by instruments recorded in Volume 374, Page 494 (all of Lot 14) and Volume 400, Page 500 (all of Lot 15), both of the Deed Records of Travis County, Texas, and by instrument recorded in Document No. 2009065477 of the Official Public Records of Travis County, Texas, DO AFFECT the subject property.

2. An electric and telephone easement granted to the City of Austin as recorded in Volume 1709, Page 360 of the Deed Records of Travis County, Texas, DOES NOT AFFECT the subject property, as it was released in Volume 9899, Page 252 of the Real Property Records of Travis County, Texas.

The property described hereon is contained within Flood Zone X as identified on F.I.R.M. Community Panel No. 480624-0445-H, dated September 25, 2008, as published by the Federal Emergency Management Agency, the purpose of which is for flood insurance only.

All easements of which I have knowledge and those recorded easements furnished by Stewart Title Guaranty Company, according to File No. 9201-11-1137, issued March 7, 2012, are shown or depicted hereon. Other than visible easements, no unrecorded or unwritten easements which may exist are shown hereon.

To Clive Bode and Cynthia Bode, Mark Melton and Ragan Ann Melton, Texas American Title Company and Stewart Title Guaranty Company.

I HEREBY CERTIFY that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way, except as shown; that said property has access to and from a public roadway; and that this plat is an accurate representation of the property to the best of my knowledge.

Jonathan O. Nobles
Registered Professional Land Surveyor No. 5777
Date: February 2, 2011 (Improvements located on 0.834 Acre Tract)
Date: October 12, 2010 (Improvements located on 0.848 Acre Tract)

THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL SEAL OF THE ABOVE SURVEYOR

Revised : March 23, 2012
Revised : March 12, 2012
Client : Mark Melton
Date : February 16, 2011
Office : J. Nobles, M. Corney
Crew : R. Meyer, B. Rigby, S. Barger
F.B. : 608/19, 616/16, 618/80
Job No : 0A638-001-01/001
Disk : J:\Projects\A638\001-01\Survey\Drawing Files\001\A638-001-01-Title.dwg
J:\Projects\A638\001-01\Survey\Point Files\0A638-001-00-002.crd

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