

RESTRICTIONS

SUBJECT TO RESTRICTIONS IN VOLUME 1611, PAGE 263, VOLUME 2894, PAGE 518, VOLUME 3541, PAGE 2296.
 SUBJECT TO ELECTRIC AND TELEPHONE LINES AND SYSTEMS EASEMENT GRANTED TO THE CITY OF AUSTIN, IN VOLUME 2602, PAGE 544. (BLANKET TYPE)
 SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS IN VOLUME 2832, PAGE 25.

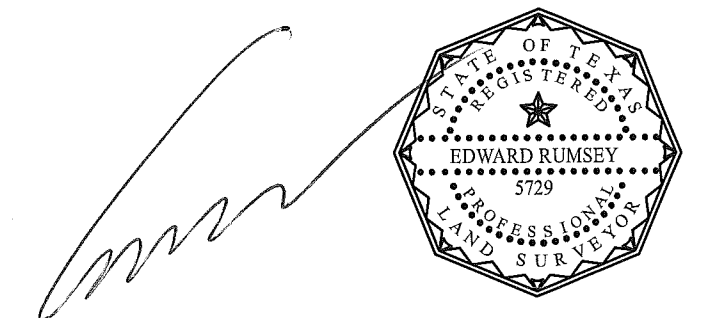
LEGAL DESCRIPTION

TRACT 1:
 BEING 3.22 ACRES OF LAND OUT OF THE WILLIAM J. BROWN SURVEY ABSTRACT NUMBER 72, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 20 OF AN UNRECORDED SUBDIVISION OF THE NORTH ONE-HALF OF THE WILLIAM BROWN SURVEY, SAME BEING THAT CERTAIN RICHARD ROBIN KING 3.221 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2014135578, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 3.22 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF.

TRACT 2:
 EASEMENT ESTATE FOR BUCHAMN MOUNTAIN ROAD, A 50 FOOT ROADWAY EASEMENT RECORDED IN VOLUME 2832, PAGE 25, DEED RECORDS, TRAVIS COUNTY, TEXAS.

BEARING BASIS:
 BEARINGS ARE BASED TO THE TEXAS COORDINATE SYSTEM CENTRAL TEXAS ZONE NAD83 HARN HORIZONTAL CONTROL

*****NOTICE*****
 BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY THE OWNER SHOULD CHECK THE LOCAL GOVERNING AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER BUILDING REQUIREMENTS.



TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:
HERITAGE TITLE COMPANY OF AUSTIN, INC

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO BOUNDARY LINE CONFLICTS, ENCROACHMENTS OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND CERTIFIES ONLY TO THE LEGAL DESCRIPTION AND EASEMENTS SHOWN ON THE REFERENCED TITLE COMMITMENT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

 ALLSTAR Land Surveying 9020 ANDERSON MILL RD AUSTIN, TEXAS 78729 (512) 249-8149 PHONE (512) 331-5217 FAX TBPLS FIRM NO. 10135000	F.I.R.M. MAP INFORMATION THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48453C0435J PANEL: 0435J DATED: JANUARY 6, 2016 THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.	ADDRESS CORY COVERT and CRYSTAL COVERT 5129 BUCKMAN MOUNTAIN ROAD AUSTIN, TRAVIS COUNTY, TEXAS																						
	<table border="1"> <tr> <td>SURVEY DATE:</td> <td>MARCH 13, 2018</td> <td>FILED BY:</td> <td>CHRIS ZOTTER</td> <td>03/12/2018</td> </tr> <tr> <td>TITLE CO.:</td> <td>HERITAGE TITLE</td> <td>CALC. BY:</td> <td>EDWARD RUMSEY</td> <td>03/13/2018</td> </tr> <tr> <td>G.F. NO.:</td> <td>201703161</td> <td>DRAWN BY:</td> <td>SEAN SUTTON</td> <td>03/13/2018</td> </tr> <tr> <td>JOB NO.:</td> <td>A0303418</td> <td>RPLS CHECK:</td> <td>EDWARD RUMSEY</td> <td>03/13/2018</td> </tr> </table>	SURVEY DATE:	MARCH 13, 2018	FILED BY:	CHRIS ZOTTER	03/12/2018	TITLE CO.:	HERITAGE TITLE	CALC. BY:	EDWARD RUMSEY	03/13/2018	G.F. NO.:	201703161	DRAWN BY:	SEAN SUTTON	03/13/2018	JOB NO.:	A0303418	RPLS CHECK:	EDWARD RUMSEY	03/13/2018			
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EXHIBIT A

BEING 3.22 ACRES OF LAND OUT OF THE WILLIAM J. BROWN SURVEY ABSTRACT NUMBER 72, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 20 OF AN UNRECORDED SUBDIVISION OF THE NORTH ONE-HALF OF THE WILLIAM BROWN SURVEY, SAME BEING THAT CERTAIN RICHARD ROBIN KING 3.221 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2014135578, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 3.22 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron pipe found in the southerly right-of-way line of Buckman Mountain Road, a 50 foot roadway easement recorded in Volume 2832, Page 25, Deed Records, said county, at the northeast corner of that certain Paul Timothy Carrell 2.44 acre tract recorded in Document Number 2008185965, Official Public Records, said county (herein referred to as OPR), same being the northwest corner of said 3.221 acre tract, for the northwest corner hereof;

THENCE along said right-of-way line and the northerly line of said 3.221 acre tract, the following 4 calls,

1. North 73 degrees 49 minutes 07 seconds East, 57.77 feet to a 60d nail found,
2. North 76 degrees 43 minutes 08 seconds East, 97.37 feet to an iron rod found at the beginning of a curve to the right having a radius of 67.23 feet,
3. Along said curve to the right whose chord bears, South 79 degrees 28 minutes 04 seconds East, 49.71 feet to an iron rod found at the end of said curve,
4. South 60 degrees 56 minutes 44 seconds East, 245.90 feet to an iron rod found in said line, at the northwest corner of that certain Richard Whitley 3.065 acre tract recorded in Volume 11649, Page 373, Real property Records, said county, same being the northeast corner of said 3.221 acre tract, for the northeast corner hereof;

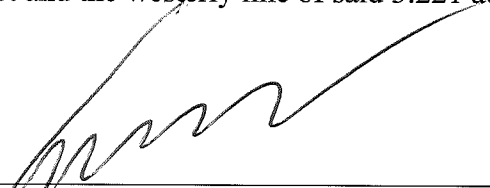
THENCE South 29 degrees 46 minutes 19 seconds West, along the westerly line of said 3.065 acre tract and the easterly line of said 3.221 acre tract, 254.04 feet to an iron rod found in the northerly right-of-way line of Fossil Rim Road, a 50 foot wide roadway easement recorded in Document Number 2005129795, OPR, at the southwest corner of said 3.065 acre tract, same being the southeast corner of said 3.221 acre tract, for the southeast corner hereof;

THENCE along said right-of-way line and the southerly line of said 3.221 acre tract, the following 3 calls,

1. North 63 degrees 37 minutes 45 seconds West, 19.26 feet to an iron rod found at the beginning of a curve to the left having a radius of 71.87 feet,
2. Along said curve to the left whose chord bears, South 78 degrees 28 minutes 25 seconds West, 90.18 feet to an iron rod found at the end of said curve,
3. South 39 degrees 30 minutes 03 seconds West, 125.00 feet to an iron rod found in said line, at the northeast corner of that certain CAAMR Investments, LLC – Series A, a Texas Limited Liability Company, recorded in Document Number 2012168742, OPR, same being an angle corner in the southerly line of said 3.221 acre tract, for an angle corner in the southerly line hereof;

THENCE North 59 degrees 59 minutes 44 seconds West, along the northerly line of said 3.75 acre tract, continuing along the southerly line of said 3.221 acre tract, 220.34 feet to an iron rod found in said line, at the southeast corner of said 2.44 acre tract, same being the southwest corner of said 3.221 acre tract, for the southwest corner hereof;

THENCE North 16 degrees 02 minutes 00 seconds East, along the easterly line of said 2.44 acre tract and the westerly line of said 3.221 acre tract, 318.68 feet to the POINT OF BEGINNING.


Edward Rumsey
TX R.P.L.S #5729
Job # A0303418

03/13/2018
Date

