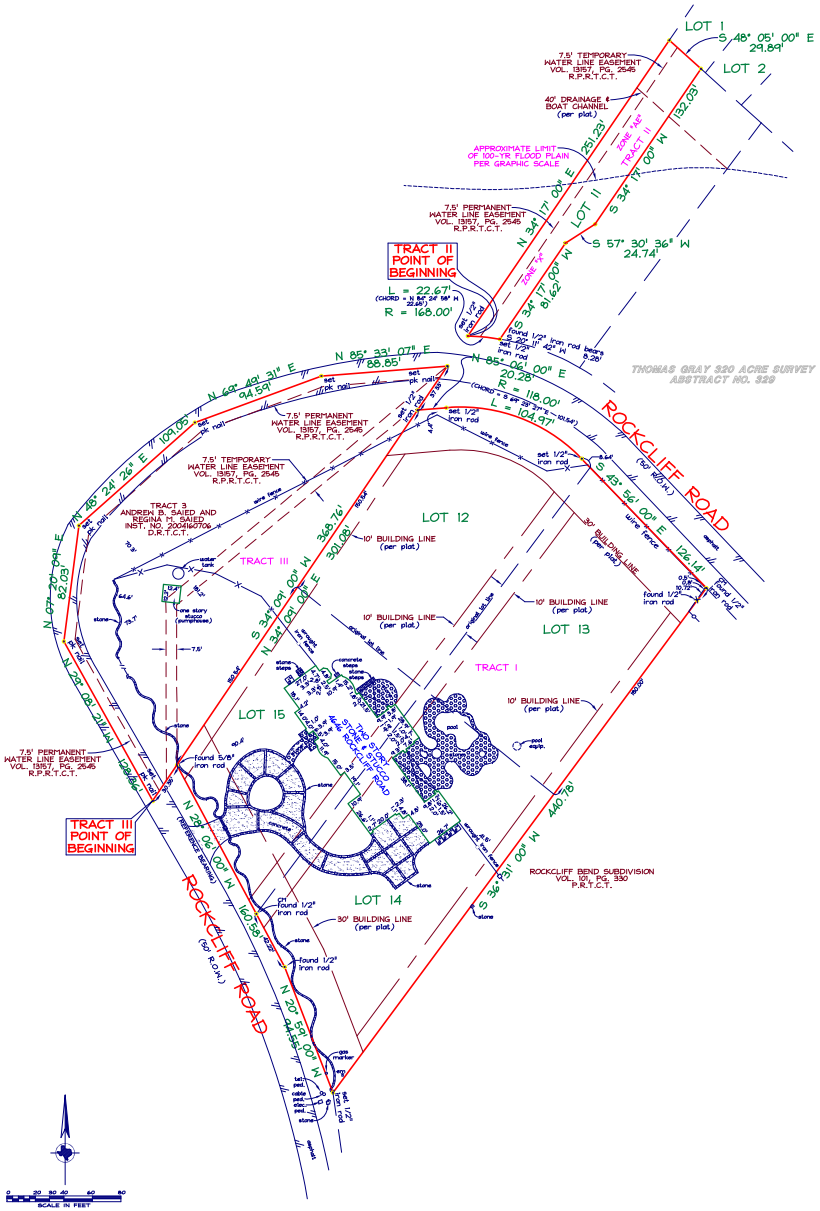


PROPERTY DESCRIPTION

TRACT I

Being Lots 12-15, inclusive, WINDY COVE, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 28, Page 41, Plat Records of Travis County, Texas.

TRACT II

Being a portion of Lot 11, of Windy Cove, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 28, Page 41, Plat Records of Travis County, and being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2-inch iron rod at the west corner of said Lot 11, said iron rod being on the northeast line of Rockcliff Road (50 foot right-of-way);

THENCE North 34° 17' 00" East, a distance of 251.23 feet along the northwest line of said Lot 11 to the north corner of said Lot 11 and the west corner of Lot 1, said Windy Cove;

THENCE South 48° 05' 00" East, a distance of 29.89 feet along the common line of said Lots 1 and 11;

THENCE South 34° 17' 00" West, departing said common line, a distance of 132.03 feet;

THENCE South 57° 30' 36" West, a distance of 24.74 feet;

THENCE South 34° 17' 00" West, a distance of 81.62 feet to a set 1/2-inch iron rod from which a found 1/2-inch iron rod bears South 20° 11' 42" West, a distance of 8.28 feet, said set iron rod being on the aforesaid northeast line of Rockcliff Road, and being on a curve to the left having a radius of 168.00 feet;

THENCE along said northeast line and said curve an arc distance of 22.67 feet, having a chord bearing and distance of North 84° 24' 58" West – 22.65 feet to the POINT OF BEGINNING and containing 6,257 square feet or 0.14 of one acre of land.

TRACT III

Being a 0.85 acre tract of land situated in the Thomas Gray 320 acre Survey, Abstract No. 329, Travis County, Texas, being all that certain tract of land described as Tract 3 in deed to Andrew B. Saied and Regina M. Saied, as recorded in instrument No. 2004160706, Deed Records of Travis County, and being more particularly described by metes and bounds as follows:

BEGINNING at a set pk nail at the south corner of said Tract 3, said pk nail being in Rockcliff Road;

THENCE North 29° 08' 21" West, a distance of 128.36 feet along said Rockcliff Road to a set pk nail;

THENCE North 07° 20' 09" East, a distance of 82.03 feet along said Rockcliff Road to a set pk nail;

THENCE North 48° 24' 26" East, a distance of 109.05 feet along said Rockcliff Road to a set pk nail;

THENCE North 62° 49' 31" East, a distance of 94.59 feet along said Rockcliff Road to a set pk nail;

THENCE North 85° 33' 07" East, a distance of 88.85 feet along said Rockcliff Road to a set pk nail at the east corner of aforesaid Tract 3;

THENCE South 34° 09' 00" West, passing a set 1/2-inch iron rod at the north corner of Lot 12, of WINDY COVE, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 28, Page 41, Plat Records of Travis County, Texas, at a distance of 37.33 feet and continuing along the common line of said Tract 3 and said Lot 12, passing the west corner of said Lot 12 and the north corner of Lot 15, said WINDY COVE, at a distance of 187.87 feet and continuing along the common line of said Tract 3 and said Lot 15, passing a found 5/8-inch iron rod at the west corner of said Lot 15 at a distance of 338.41 feet and continuing along the southeast line of said Tract 3 a total distance of 368.76 feet to the POINT OF BEGINNING and containing 36,998 square feet or 0.85 acres of land.

THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the above described tract of land.

On this date the easements, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted hereon.

A portion of the subject property appears to lie within the limits of a 100-year flood hazard zone according to the Map published by the Federal Emergency Management Agency, and has a Zone "AE,X" Rating as shown by Map No. 48453C0435 H, dated SEPTEMBER 26, 2008. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This survey is not to be used for construction purposes and is for the exclusive use of Independence Title and Lotus Capital Group only and this survey is made pursuant to that one certain title commitment under the GF number 13178II-CES, provided by the title company named hereon. This survey is subject to any and all covenants and restrictions of record pertaining to the property.

NOTES:

CM = CONTROLLING MONUMENT.

THIS PROPERTY IS AFFECTED BY THE FOLLOWING:
(10a)-AGREEMENT, VOL. 4762, PG. 1957, D.R.T.C.T.
EASEMENT ABANDONMENT, VOL. 28, PG. 41, VOL. 12748, PG. 749, R.P.R.T.C.T.
EASEMENT ABANDONMENT, VOL. 28, PG. 41, VOL. 3238, PG. 2234, D.R.T.C.T.

THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING:
(10f)-EASEMENT AGREEMENT, VOL. 13121, PG. 2473, R.P.R.T.C.T.
AFFIDAVIT, VOL. 12867, PG. 190, R.P.R.T.C.T.

THIS PROPERTY IS NOT AFFECTED BY THE FOLLOWING:
(10e)-EASEMENT AGREEMENT, VOL. 13087, PG. 2291, R.P.R.T.C.T.

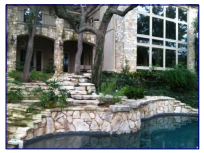
ALL PLATTED 5' PUBLIC UTILITY EASEMENTS ON LOTS 12, 13, 14 & 15 ARE ABANDONED PER THE DOCUMENT RECORDED IN VOL. 12748, PG. 749, R.P.R.T.C.T.

THE PLATTED 20' ROAD EASEMENT ON LOT 11 IS ABANDONED PER THE DOCUMENT RECORDED IN VOL. 3238, PG. 2234, D.R.T.C.T.

BEARINGS ARE BASED ON PLAT RECORDED IN VOL. 28, PG. 41, P.R.T.C.T.

HOUSE EXTENDS BEYOND 10' BUILDING LINES AS SHOWN.

ONE STORY STUCCO EXTENDS INTO 7.5' EASEMENT AS SHOWN.



STATE OF TEXAS
J. T. THOMPSON
4804
REGISTERED PROFESSIONAL LAND SURVEYOR
Registered Professional Land Surveyor

REVISIONS	BY

PRECISE LAND SURVEYING, INC.
4625 EASTOVER DRIVE * MESQUITE, TEXAS 75149
(972) 681-7072 FAX (972) 279-1508

BOUNDARY SURVEY
4646 ROCKCLIFF ROAD
TRAVIS COUNTY, TEXAS

Precise Land Surveying, Inc.
4625 EASTOVER DRIVE
MESQUITE, TEXAS 75149

SURVEYOR	JTT
DATE	07/17/13
DESN	MSP
PARTY CHIEF	JJ
FIELD DATE	06/25/13
DRAWING FILE	F:\13-FILES\613\613-1180
MAPSCO #	624-G
SCALE	1" = 40'
JOB NUMBER	613-1180
SHEET	1 OF 1 SHEETS