



EXHIBIT "\_\_\_"



PO Box 90876  
 Austin, TX 78709  
 (512) 537-2384  
 jward@4wardls.com  
[www.4wardls.com](http://www.4wardls.com)

**Legal Description**

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 8.4514 ACRES (368,142 SQUARE FEET), MORE OR LESS, BEING OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, IN TRAVIS COUNTY, TEXAS, AND BEING THE SAME TRACT CONVEYED TO EDDY LEONARD KORNEGAY IN DOCUMENT NO. 2005001669 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 8.4514 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING**, at a 3/8-inch iron rod found for an angle point in the east right-of-way line of Bluff Springs Road (Right-of-way varies), being the northwest corner of the remainder of a called 227.98 acres tract (Called First Tract), conveyed to Cecil Pennington in Volume 1271, Page 488, of the Deed Records of Travis County, Texas (D.R.T.C.T.), and being the southwest corner of said Kornegay tract and being the southwest corner and **POINT OF BEGINNING** hereof, from which a square bolt found for an angle point in the east right-of-way line of Bluff Springs Road, and being the southwest corner of said Pennington tract bears, S05°02'23"E, a distance of 100.34 feet;

**THENCE**, with the east right-of-way line of Bluff Springs Road, and the west line of said Kornegay tract, **N02°15'58"W**, a distance of **442.53** feet to a 1/2" iron rod found for the northwest corner hereof, said point being an angle point in the east right-of-way line of said Bluff Springs Road, and being the northwest corner of said Kornegay tract;

**THENCE**, in part with the east right-of-way line of Bluff Springs Road, in part with the south line of Lot 12, Block "C", Amended Plat of Lot 12, Block "C", of Meadows at Bluff Springs, recorded in Document No. 201600088 (O.P.R.T.C.T.), in part with the south line of Lot 13, Block "C", (Drainage Easement and Public Utility Easement Lot), of Meadows at Bluff Springs recorded in Document No. 200300218 (O.P.R.T.C.T.), in part with the south line of Lots 14 through 20, Block "C" of said Meadows at Bluff Springs, in part with the south line of the southern terminus of Dan Pass (56' Right-of-way) recorded in Document No. 200300218 (O.P.R.T.C.T.), in part with the south line of Lot 48, Block "D", of said Meadows at Bluff Springs and with the north line of said Kornegay tract, the following two (2) courses and distances:

- 1) **S89°18'12"E**, passing at a distance of 15.96 feet a 1/2" iron rod with "RPLS 4540" cap found for the southwest corner of said Lot 12, continuing in all a distance of **408.96** feet to a 3/8" iron pipe found for an angle point in the south line of said Lot 12;
- 2) **S88°37'34"E**, passing at a distance of 559.57 feet, a 1/2" iron rod found for the southeast corner of said Lot 20, and southwest corner of the southern terminus of said Dan Pass, continuing in all **734.44** feet to a 1/2" iron rod found for the northeast corner hereof, said point being in the west line of Lot 49, Block "D" of said Meadows at Bluff Springs, being the northeast corner of said Kornegay tract and being the southeast corner of said Lot 48, from which a concrete monument found bears S50°55'08"E, a distance of 0.88 feet;

**THENCE**, with the west line of said Lot 49, and the east line of said Kornegay tract, **S00°20'47"E**, passing at a distance of 174.67 feet, a 1/2" iron rod found for the southwest corner of said Lot 49, continuing in all **201.78** feet to a 5/8" iron rod with "City of Austin" aluminum cap found for the southeast corner hereof, the southwest corner of a triangular tract of land with unclear title, said point being in the northwest line of Lot 24, Block "K", Silverstone Phase 2, Section 2 recorded in Volume 84, Pages 147B-147D of the Plat Records of Travis County Texas (P.R.T.C.T.), from which a square bolt found bears N78°52'53"E, a distance of 69.13 feet for the east corner of said triangular tract, the southeast corner of said Lot 49, an angle point in the north line of said Lot 24 and the southwest corner of a called 14.186 acres tract conveyed

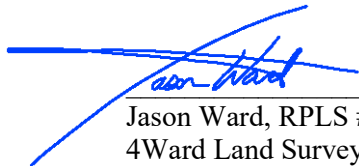
EXHIBIT “\_\_\_”

to City of Austin in Volume 10263, Page 579, of the Real Property Records of Travis County Texas (R.P.R.T.C.T.);

**THENCE**, in part with the north line of said Lot 24, in part with the north line of Lot 1, Block “K” of said Silverstone, in part with the north line of the northern terminus of Dan Pass (50’ Right-of-way) recorded in Volume 84, Pages 147B-147D (P.R.T.C.T.), in part with the north line of Lot 54, Block “A” of said Silverstone, in part with the north line of Lot 52, Block “A” of said Silverstone and in part with the north line of said Pennington tract and with the south line of said Kornegay tract, **S79°03’35”W**, passing at a distance of 177.16 feet, a 1/2" iron rod found for the northwest corner of said Lot 1 and the northeast corner of the northern terminus of said Dan Pass, passing at a distance of 233.48 feet, a 1/2" iron rod found for the northwest corner of the northern terminus of said Dan Pass and the northeast corner of said Lot 54, passing at a distance of 498.27 feet, a 1/2" iron rod with "Premier" cap found for the northwest corner of said Lot 53 and the northeast corner of said Lot 52, passing at a distance of 938.48 feet, a square bolt found for the northwest corner of said Lot 52 and the northeast corner of said Pennington tract, continuing in all **1,147.74** feet to the **POINT OF BEGINNING** and containing 8.4514 acres (368,142 Square Feet) of land, more or less.

**NOTES:**

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000046744335. Reference drawing: 01595.dwg.

  
2/16/2023  
Jason Ward, RPLS #5811  
4Ward Land Surveying, LLC





**LEGAL DESCRIPTION:**  
BEING ALL OF A CALLED 8.46 ACRES OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING THE SAME LAND CONVEYED TO EDDY LEONARD KORNEGAY BY DEED RECORDED IN DOCUMENT NUMBER 2005001669, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

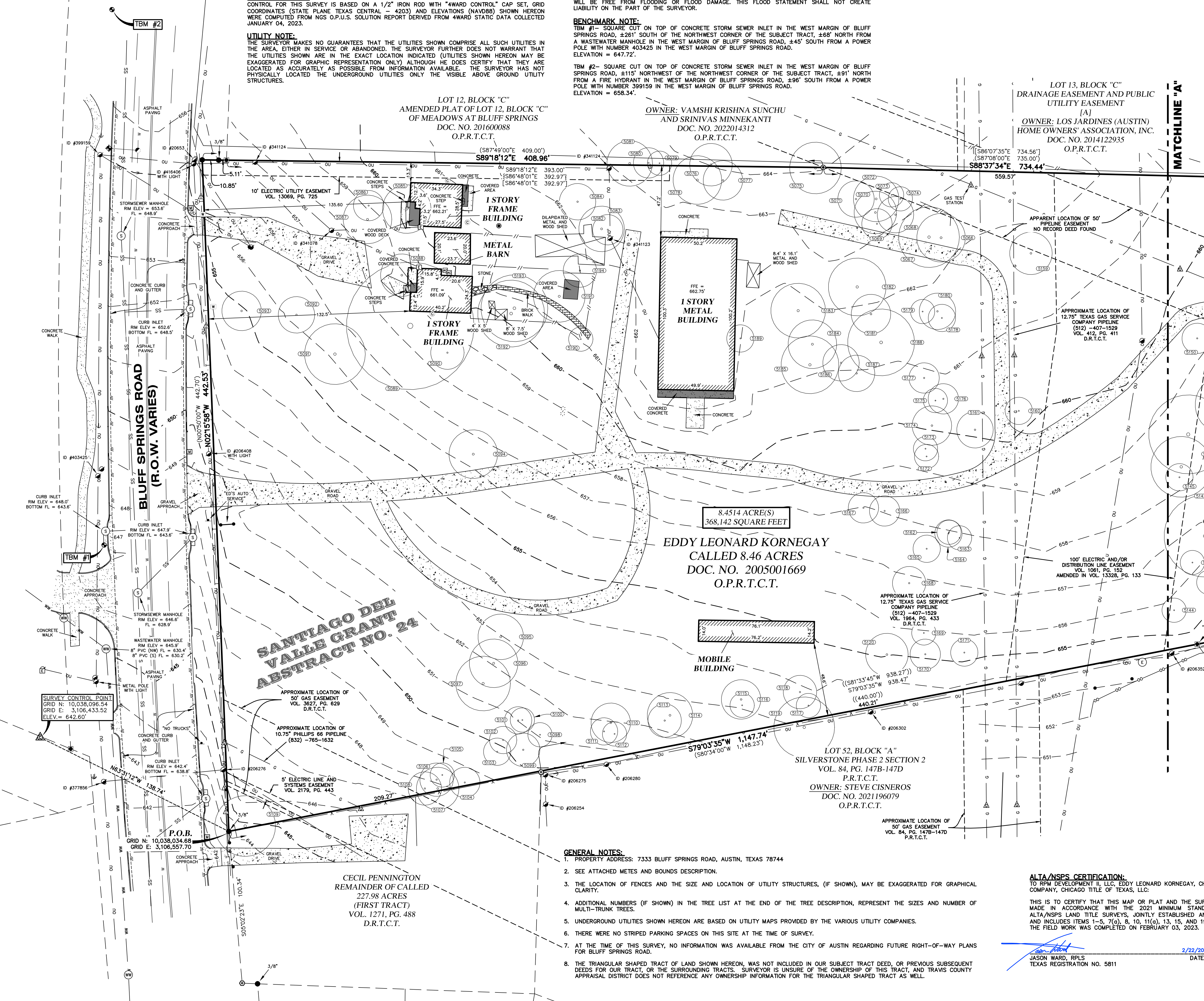
**BEARING BASIS:**  
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000046744335.

**SURVEY CONTROL:**  
CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES (STATE PLANE TEXAS CENTRAL - 4203) AND ELEVATIONS (NAVD83) SHOWN HEREON WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4WARD STATIC DATA COLLECTED JANUARY 04, 2023.

**UTILITY NOTE:**  
THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

**FLOODPLAIN NOTE:**  
THIS PROPERTY IS LOCATED WITHIN ZONE "X" (UNSHADED), AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON F.I.R.M. MAP NO. 48453C0595K, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED JANUARY 22, 2020.

**BENCHMARK NOTE:**  
TBM #1- SQUARE CUT ON TOP OF CONCRETE STORM SEWER INLET IN THE WEST MARGIN OF BLUFF SPRINGS ROAD, ±261' SOUTH OF THE NORTHWEST CORNER OF THE SUBJECT TRACT, ±68' NORTH FROM A WASTEWATER MANHOLE IN THE WEST MARGIN OF BLUFF SPRINGS ROAD, ±44' SOUTH FROM A POWER POLE WITH NUMBER 403425 IN THE WEST MARGIN OF BLUFF SPRINGS ROAD.  
ELEVATION = 647.72'.  
TBM #2- SQUARE CUT ON TOP OF CONCRETE STORM SEWER INLET IN THE WEST MARGIN OF BLUFF SPRINGS ROAD, ±115' NORTHWEST OF THE NORTHWEST CORNER OF THE SUBJECT TRACT, ±91' NORTH FROM A FIRE HYDRANT IN THE WEST MARGIN OF BLUFF SPRINGS ROAD, ±96' SOUTH FROM A POWER POLE WITH NUMBER 399159 IN THE WEST MARGIN OF BLUFF SPRINGS ROAD.  
ELEVATION = 656.34'.



**TITLE COMMITMENT NOTES:**  
COMMITMENT FOR TITLE INSURANCE PREPARED BY: CHICAGO TITLE INSURANCE COMPANY  
G.F. NO.: CTA-12A-CTA2204696LB  
EFFECTIVE DATE: DECEMBER 05, 2022  
ISSUED: DECEMBER 13, 2022

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 SHOWN IN BRACKETS. [ ]

1) THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:  
ITEM 1, SCHEDULE B IS HEREBY DELETED.

10) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

F. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: HUMBLE PIPE LINE COMPANY, A TEXAS CORPORATION  
PURPOSE: PIPE LINE FOR TRANSPORT OF OIL, GAS AND WATER AND THEIR PRODUCTS (OR EITHER OF THEM)  
RECORDING DATE: DECEMBER 29, 1949  
RECORDING NO: VOLUME 947, PAGE 505, DEED RECORDS, TRAVIS COUNTY, TEXAS  
[SUBJECT TO - BLANKET TYPE]

G. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: LOWER COLORADO RIVER AUTHORITY  
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE  
RECORDING DATE: NOVEMBER 14, 1950  
RECORDING NO: VOLUME 1061, PAGE 152, DEED RECORDS, TRAVIS COUNTY, TEXAS  
AFFECTED BY: AMENDMENT TO EASEMENT RECORDED DECEMBER 11, 1998, UNDER VOLUME 13328, PAGE 133, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS [SUBJECT TO - SHOWN ON SURVEY]

H. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: THE CITY OF AUSTIN, A MUNICIPAL CORPORATION  
PURPOSE: ELECTRIC LINES AND SYSTEMS  
RECORDING DATE: JUNE 23, 1960  
RECORDING NO: VOLUME 2179, PAGE 443, DEED RECORDS, TRAVIS COUNTY, TEXAS  
[SUBJECT TO - SHOWN ON SURVEY]

I. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: THE CITY OF AUSTIN  
PURPOSE: ELECTRIC UTILITY EASEMENT  
RECORDING DATE: NOVEMBER 25, 1997  
RECORDING NO: VOLUME 13069, PAGE 725, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS  
[SUBJECT TO - SHOWN ON SURVEY]

- GENERAL NOTES:**
1. PROPERTY ADDRESS: 7333 BLUFF SPRINGS ROAD, AUSTIN, TEXAS 78744
  2. SEE ATTACHED METES AND BOUNDS DESCRIPTION.
  3. THE LOCATION OF FENCES AND THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY.
  4. ADDITIONAL NUMBERS (IF SHOWN) IN THE TREE LIST AT THE END OF THE TREE DESCRIPTION, REPRESENT THE SIZES AND NUMBER OF MULTI-TRUNK TREES.
  5. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON UTILITY MAPS PROVIDED BY THE VARIOUS UTILITY COMPANIES.
  6. THERE WERE NO STRIPED PARKING SPACES ON THIS SITE AT THE TIME OF SURVEY.
  7. AT THE TIME OF THIS SURVEY, NO INFORMATION WAS AVAILABLE FROM THE CITY OF AUSTIN REGARDING FUTURE RIGHT-OF-WAY PLANS FOR BLUFF SPRINGS ROAD.
  8. THE TRIANGULAR SHAPED TRACT OF LAND SHOWN HEREON, WAS NOT INCLUDED IN OUR SUBJECT TRACT DEED, OR PREVIOUS SUBSEQUENT DEEDS FOR OUR TRACT, OR THE SURROUNDING TRACTS. SURVEYOR IS UNSURE OF THE OWNERSHIP OF THIS TRACT, AND TRAVIS COUNTY APPRAISAL DISTRICT DOES NOT REFERENCE ANY OWNERSHIP INFORMATION FOR THE TRIANGULAR SHAPED TRACT AS WELL.

**ALTA/NSPS CERTIFICATION:**  
TO RPM DEVELOPMENT II, LLC, EDDY LEONARD KORNEGAY, CHICAGO TITLE INSURANCE COMPANY, CHICAGO TITLE OF TEXAS, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 7(a), 8, 10, 11(c), 13, 15, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 03, 2023.

JASON WARD, RPLS  
TEXAS REGISTRATION NO. 5811

2/22/2023  
DATE



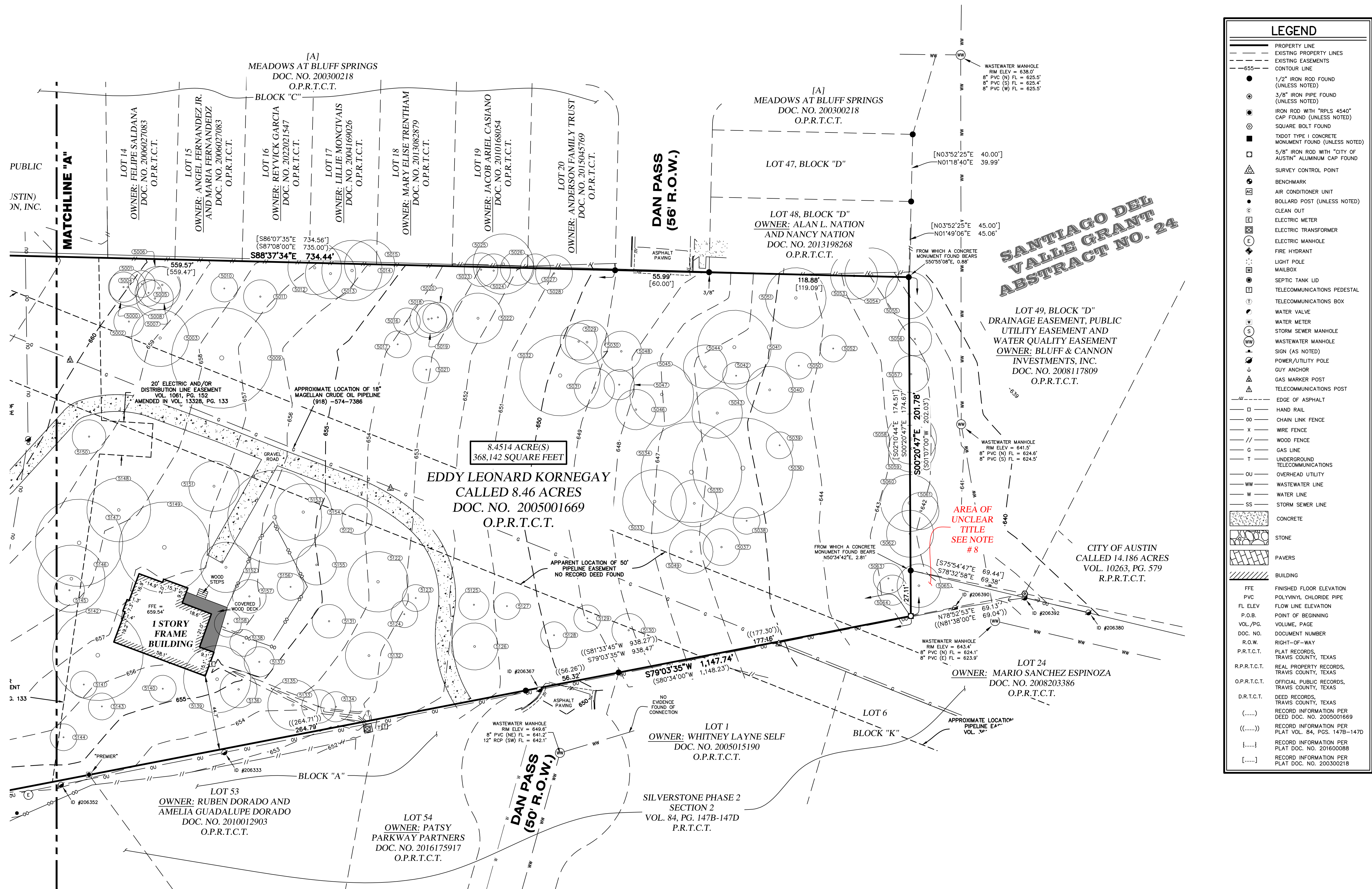
**ALTA/LAND TITLE  
TOPOGRAPHIC AND TREE  
SURVEY OF 8.4514 ACRES  
OUT OF THE SANTIAGO  
DEL VALLE GRANT,  
ABSTRACT NO. 24  
City of Austin, Travis  
County, Texas**

**4WARD  
Land Surveying**  
A Limited Liability Company

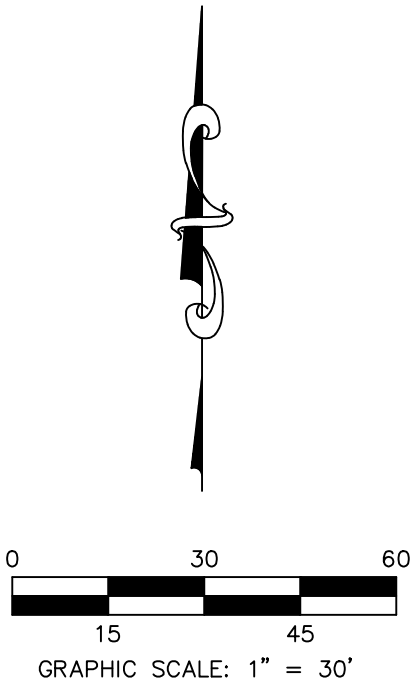
PO Box 90876, Austin Texas 78709  
INFO@4WARDLS.COM (512) 537-2384  
TBPELS FIRM #10174300

Date: 2/22/2023  
Project: 01595  
Scale: 1" = 30'  
Reviewer: FM  
Tech: TR  
Field Crew: MW/JS  
Survey Date: FEB. 2023  
Sheet: 1 OF 2  
P:\01595\dwg\01595.dwg





LEGEND	
—	PROPERTY LINE
- - -	EXISTING PROPERTY LINES
- - -	EXISTING EASEMENTS
- - -	CONTOUR LINE
●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	3/8" IRON PIPE FOUND (UNLESS NOTED)
●	IRON ROD WITH "RPLS 4540" CAP FOUND (UNLESS NOTED)
○	SQUARE BOLT FOUND
■	TXDOT TYPE I CONCRETE MONUMENT FOUND (UNLESS NOTED)
□	5/8" IRON ROD WITH "CITY OF AUSTIN" ALUMINUM CAP FOUND
△	SURVEY CONTROL POINT
●	BENCHMARK
■	AIR CONDITIONER UNIT
●	BOLLARD POST (UNLESS NOTED)
○	CLEAN OUT
○	ELECTRIC METER
○	ELECTRIC TRANSFORMER
○	ELECTRIC MANHOLE
○	FIRE HYDRANT
○	LIGHT POLE
○	MAILBOX
○	SEPTIC TANK LID
○	TELECOMMUNICATIONS PEDESTAL
○	TELECOMMUNICATIONS BOX
○	WATER VALVE
○	WATER METER
○	STORM SEWER MANHOLE
○	WASTEWATER MANHOLE
○	SIGN (AS NOTED)
○	POWER/UTILITY POLE
○	GUY ANCHOR
○	GAS MARKER POST
○	TELECOMMUNICATIONS POST
- - -	EDGE OF ASPHALT
□	HAND RAIL
□	CHAIN LINK FENCE
x	WIRE FENCE
//	WOOD FENCE
G	GAS LINE
T	UNDERGROUND TELECOMMUNICATIONS
OU	OVERHEAD UTILITY
WW	WASTEWATER LINE
W	WATER LINE
SS	STORM SEWER LINE
CONCRETE	CONCRETE
STONE	STONE
PAVERS	PAVERS
BUILDING	BUILDING
FFE	FINISHED FLOOR ELEVATION
PVC	POLYVINYL CHLORIDE PIPE
FL ELEV	FLOW LINE ELEVATION
P.O.B	POINT OF BEGINNING
VOL./PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
P.L.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DEED DOC. NO. 2005001669
(.....)	RECORD INFORMATION PER PLAT VOL. 84, PGS. 147B-147D
{.....}	RECORD INFORMATION PER PLAT DOC. NO. 201600088
[.....]	RECORD INFORMATION PER PLAT DOC. NO. 200500218



**TREE LIST**

NUMBER	DESCRIPTION
5000	0" HACKBERRY
5001	11" HACKBERRY
5002	9" HACKBERRY
5003	17" HACKBERRY 14-5
5004	8" HACKBERRY
5005	8" HACKBERRY
5006	13" HACKBERRY
5007	11" HACKBERRY
5008	11" HACKBERRY 8-5
5009	30" CEDAR 9-7-6-6-5-5-5 MULTI
5010	8" HACKBERRY
5011	10" HACKBERRY
5012	16" HACKBERRY
5013	15" HACKBERRY
5014	18" HACKBERRY
5015	15" HACKBERRY
5016	8" HACKBERRY
5017	8" CEDAR
5018	11" HACKBERRY
5019	9" HACKBERRY
5020	9" HACKBERRY
5021	8" HACKBERRY
5022	15" CEDAR 9-7-5 MULTI
5023	10" HACKBERRY
5024	10" HACKBERRY
5025	18" HACKBERRY
5026	10" HACKBERRY
5027	9" HACKBERRY
5028	11" HACKBERRY
5029	11" CEDAR 8-5

5030	13" CEDAR 9-7
5031	12" CEDAR 9-6 MULTI
5032	24" CEDAR 11-11-7-7 MULTI
5033	19" CEDAR 10-6-6-5 MULTI
5034	30" CEDAR 13-10-9-8-7 MULTI
5035	14" CEDAR 8-6-6 MULTI
5036	30" CEDAR 16-11-10-7 MULTI
5037	11" CEDAR 8-5 MULTI
5038	8" CEDAR MULTI
5039	8" CEDAR ELM
5040	14" CEDAR
5041	22" CEDAR 10-8-6-5-5 MULTI
5042	8" CEDAR
5043	15" CEDAR 8-8-6 MULTI
5044	13" CEDAR 9-8 MULTI
5045	19" CEDAR 10-9-9 MULTI
5046	12" CEDAR 9-5 MULTI
5047	9" CEDAR MULTI
5048	12" CEDAR 8-7 MULTI
5049	13" HACKBERRY
5050	8" CEDAR ELM
5051	18" LIQUISTRUM 10-9-6
5052	8" HACKBERRY
5053	14" HACKBERRY
5054	16" HACKBERRY
5055	14" HACKBERRY
5056	14" HACKBERRY
5057	11" HACKBERRY
5058	15" HACKBERRY 10-9
5059	14" HACKBERRY 9-9
5060	17" HACKBERRY
5061	11" HACKBERRY

5062	14" HACKBERRY AD*
5063	8" HACKBERRY
5064	9" HACKBERRY
5065	13" PECAN AD*
5066	16" HACKBERRY
5067	20" HACKBERRY 10-10-9
5068	12" HACKBERRY
5069	10" HACKBERRY
5070	14" MESQUITE 10-7
5071	12" HACKBERRY
5072	15" HACKBERRY 12-6
5073	8" HACKBERRY
5074	8" HACKBERRY
5075	17" HACKBERRY
5076	14" HACKBERRY
5077	13" HACKBERRY
5078	16" HACKBERRY
5079	8" HACKBERRY (STUMP)
5080	10" HACKBERRY
5081	15" MESQUITE
5082	10" CHINABERRY
5083	15" CHINABERRY 8-7-6
5084	12" HACKBERRY 8-8
5085	16" HACKBERRY
5086	10" PECAN
5087	16" CHINABERRY 12-8
5088	14" LIQUISTRUM 10-7
5089	42" PECAN
5090	11" CEDAR ELM
5091	20" HACKBERRY
5092	12" HACKBERRY
5093	13" HACKBERRY

5094	16" HACKBERRY
5095	15" HACKBERRY
5096	11" HACKBERRY
5097	18" HACKBERRY
5098	8" HACKBERRY
5099	11" HACKBERRY
5100	8" HACKBERRY
5101	9" HACKBERRY
5102	9" HACKBERRY
5103	9" HACKBERRY
5104	10" HACKBERRY
5105	8" HACKBERRY
5106	11" HACKBERRY
5107	14" HACKBERRY
5108	11" HACKBERRY
5109	20" RED OAK
5110	13" HACKBERRY
5111	9" HACKBERRY
5112	8" HACKBERRY
5113	11" HACKBERRY
5114	15" HACKBERRY 11-7
5115	8" HICKORY
5116	13" HACKBERRY
5117	8" CEDAR
5118	11" CHINABERRY
5119	20" MESQUITE 11-10-8
5120	14" HACKBERRY
5121	9" CEDAR
5122	18" CEDAR 11-8-5 MULTI
5123	8" CEDAR
5124	8" CEDAR
5125	9" HACKBERRY

5126	14" CEDAR 9-5-5 MULTI
5127	8" HACKBERRY
5128	8" HACKBERRY
5129	8" CEDAR
5130	10" HACKBERRY
5131	10" CEDAR
5132	14" CEDAR 8-6-5 MULTI
5133	10" CEDAR MULTI
5134	9" CHINABERRY
5135	15" LIVE OAK
5136	11" LIVE OAK
5137	8" CEDAR
5138	8" CEDAR
5139	20" CEDAR 11-10-7
5140	8" HACKBERRY
5141	8" CEDAR
5142	27" CEDAR 13-10-9-8
5143	8" HACKBERRY
5144	8" HACKBERRY
5145	9" CEDAR
5146	20" CEDAR 8-7-6-6-5
5147	28" CEDAR 14-13-10
5148	19" CEDAR 9-9-6-5
5149	27" CEDAR 12-9-9-7-5
5150	10" CHINABERRY (STUMP)
5151	15" CEDAR 10-9
5152	14" CEDAR 10-5-5
5153	28" CEDAR 13-7-7-6-5-5
5154	17" CEDAR 12-10
5155	12" CEDAR
5156	8" CEDAR
5157	10" CEDAR

5158	8" CEDAR (STUMP)
5159	14" CHINABERRY
5160	9" HACKBERRY
5161	12" HACKBERRY
5162	8" HACKBERRY
5163	8" HACKBERRY
5164	9" HACKBERRY
5165	9" HACKBERRY
5166	10" CHINABERRY
5167	10" HACKBERRY
5168	11" CHINABERRY
5169	8" HACKBERRY
5170	10" HACKBERRY
5171	9" HACKBERRY
5172	8" HACKBERRY
5173	8" HACKBERRY
5174	13" HACKBERRY 10-6
5175	8" HACKBERRY
5176	10" HACKBERRY
5177	10" HACKBERRY
5178	9" HACKBERRY
5179	8" HACKBERRY
5180	12" HACKBERRY 8-7
5181	13" HACKBERRY
5182	19" HACKBERRY
5183	18" HACKBERRY
5184	18" HACKBERRY
5185	19" HACKBERRY
5186	12" HACKBERRY
5187	12" HACKBERRY
5188	22" HACKBERRY 16-12
5189	9" HACKBERRY

5190	8" CEDAR ELM
5191	17" HACKBERRY 9-8-8
5192	22" HACKBERRY
5193	22" HACKBERRY
5194	11" CHINABERRY

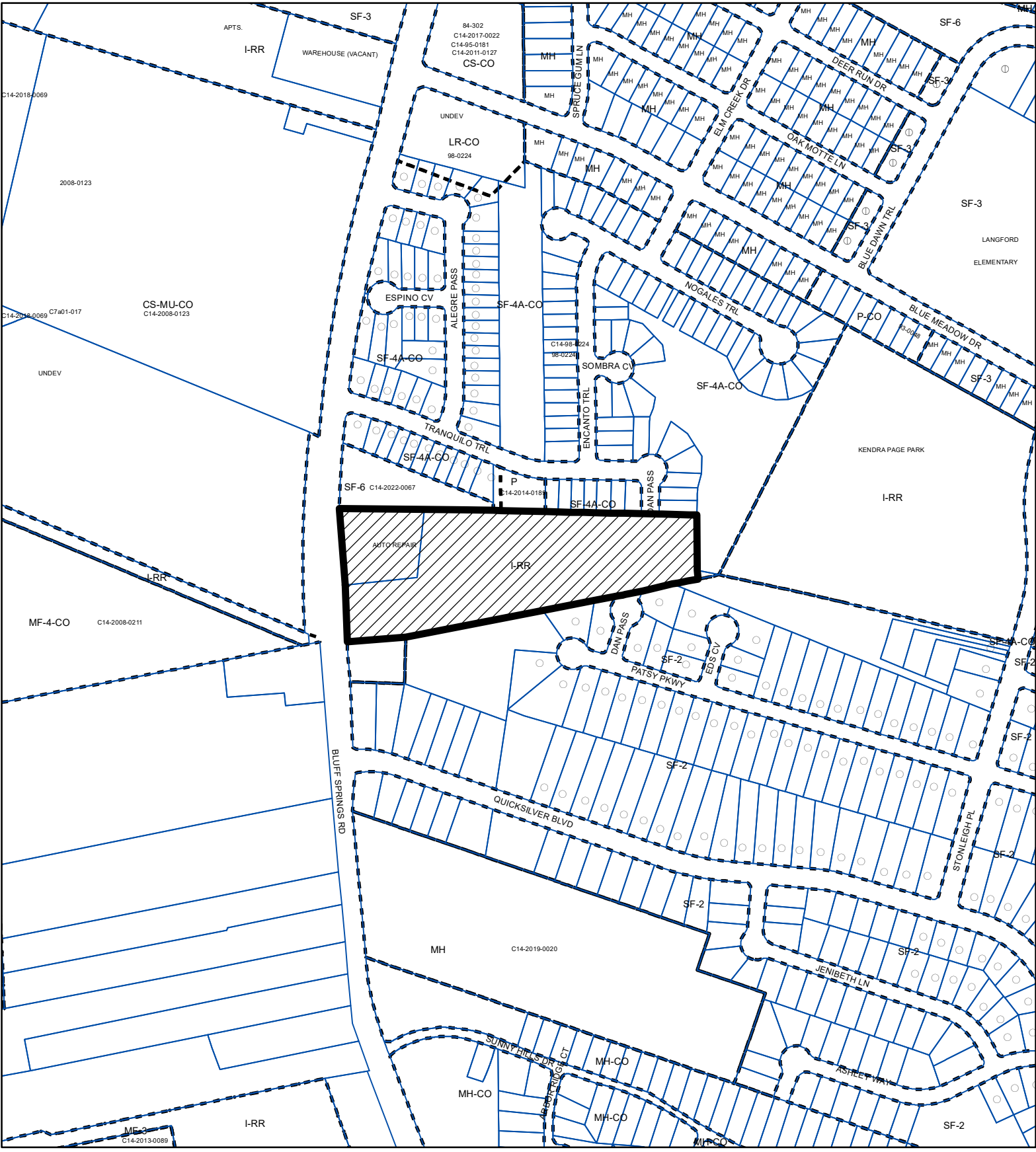
NOTE: AD\* (TREE APPEARS TO BE DEAD)




**ALTA/LAND TITLE  
TOPOGRAPHIC AND TREE  
SURVEY OF 8.4514 ACRES  
OUT OF THE SANTIAGO  
DEL VALLE GRANT,  
ABSTRACT NO. 24  
City of Austin, Travis  
County, Texas**

**4WARD**  
Land Surveying  
A Limited Liability Company  
PO Box 90876, Austin Texas 78709  
INFO@4WARDLS.COM (512) 537-2384  
TBPELS FIRM #10174300

Date:	2/22/2023
Project:	01595
Scale:	1" = 30'
Reviewer:	FM
Tech:	TR
Field Crew:	MW/JS
Survey Date:	FEB. 2023
Sheet:	2 OF 2





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

## ZONING EXHIBIT "B"

### ZONING CASE#: C14-2023-0118

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 10/12/2023