

AN ALTA/NSPS LAND TITLE SURVEY OF 30.776 ACRES (APPROXIMATELY 1,340,582 SQ. FT.) IN THE STEPHEN F. SLAUGHTER LEAGUE SURVEY NO. 1, ABSTRACT NO. 20 IN TRAVIS COUNTY, TEXAS, BEING ALL OF THE FOLLOWING TRACTS:

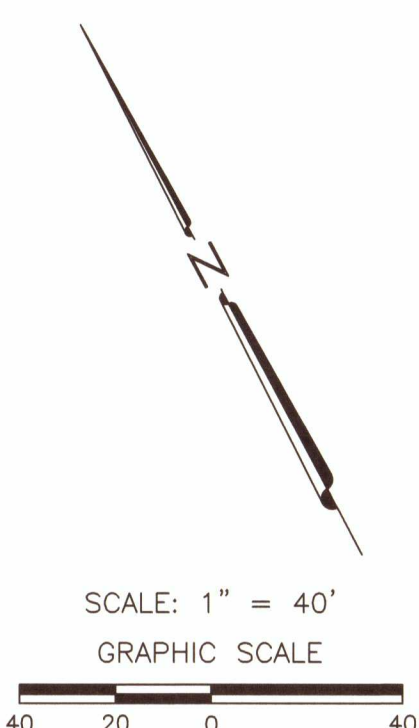
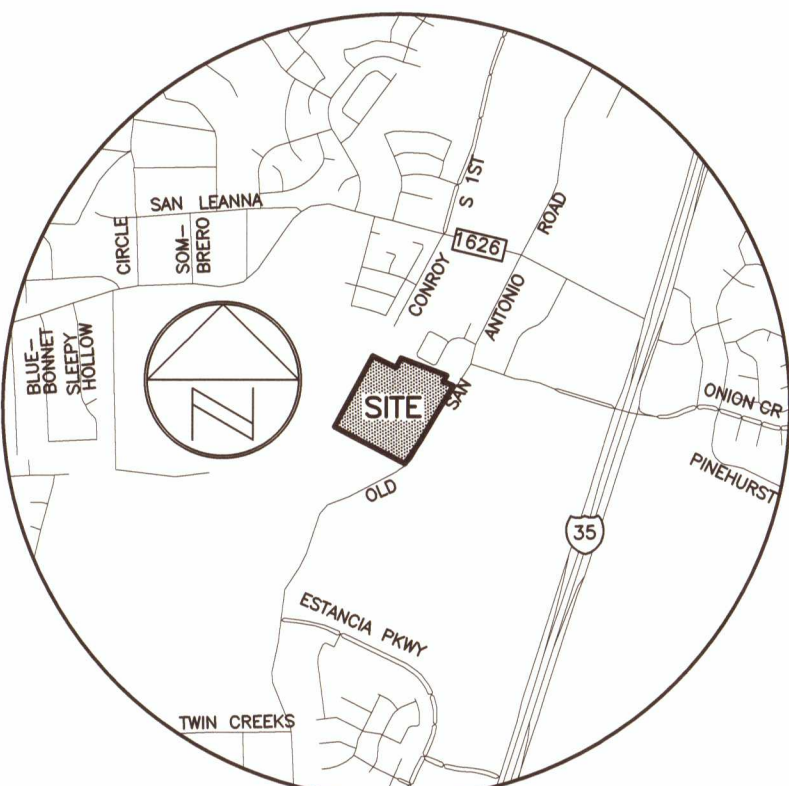
TRACT 1: 9.38 ACRES OF LAND, MORE OR LESS, BEING THE SAME LAND CONVEYED TO RAYMOND O. DELAHOUSSEY IN DEED RECORDED IN VOLUME 7366, PAGE 185, DEED RECORDS, TRAVIS COUNTY, TEXAS;

TRACT 2: 7.5 ACRES OF LAND, MORE OR LESS, BEING THE SAME LAND CONVEYED TO R.O. DELAHOUSSEY IN DEED RECORDED IN VOLUME 5394, PAGE 2396, DEED RECORDS, TRAVIS COUNTY, TEXAS;

TRACT 3: 6.209 ACRES OF LAND, MORE OR LESS, BEING THE SAME LAND CONVEYED TO RAYMOND O. DELAHOUSSEY AND WIFE, ELIZABETH DELAHOUSSEY IN DEED RECORDED IN VOLUME 4024, PAGE 444, DEED RECORDS, TRAVIS COUNTY, TEXAS;

TRACT 4: 5.233 ACRES OF LAND, MORE OR LESS, BEING THE SAME LAND CONVEYED TO RAYMOND O. DELAHOUSSEY AND WIFE, ELIZABETH DELAHOUSSEY IN DEED RECORDED IN VOLUME 4386, PAGE 1023, DEED RECORDS, TRAVIS COUNTY, TEXAS;

TRACT 5: 2.438 ACRES OF LAND, MORE OR LESS, BEING THE SAME LAND CONVEYED TO R.O. DELAHOUSSEY AND WIFE, ELIZABETH J. DELAHOUSSEY IN DEED RECORDED IN VOLUME 5240, PAGE 716, DEED RECORDS, TRAVIS COUNTY, TEXAS.



THIS IS A SURFACE DRAWING.
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS OBSERVATIONS ON EARLY LAND SURVEYING CONTROL POINT "ELS #2" MAG NAIL WITH WASHER SET IN CONCRETE
SURFACE COORDINATES:
N 10023436.86
E 3085313.04
TEXAS STATE PLANE COORDINATES:
N 10023434.61
E 3085003.54
ELEVATION = 613.78'
VERTICAL DATUM: NAVD 88 (GEOID 128)
COMBINED SCALE FACTOR = 0.999900010 (FOR SURFACE TO GRID CONVERSION)
INVERSE SCALE FACTOR = 1.000100 (FOR GRID TO SURFACE CONVERSION)
SCALED ABOUT 0.0
THETA ANGLE: 1°18'05"

TREE INDEX				6352	CAT 28	
TAG NO.	TYPE	INDICATES MULTI TRUNK		6353	ASH 8	27 21
314	LO	17 14 11	(29.5)	6354 <td>ASH 8<td></td></td>	ASH 8 <td></td>	
INDIVIDUAL TRUNK DIA. (N INCHES)				6355 <td>ASH 17</td> <td></td>	ASH 17	
TOTAL (ROOT ZONE)				6356 <td>ASH 15</td> <td>12</td>	ASH 15	12
CRITICAL ROOT ZONES (TREE CIRCLES) ARE SHOWN USING THE COA FORMULA FOR SINGLE AND MULTI TRUNK TREES.				6358 <td>ASH 21</td> <td></td>	ASH 21	
ASH = ARIZONA ASH				6359 <td>ASH 15</td> <td>9</td>	ASH 15	9
BUM = BUREAN				6360 <td>PEC 21</td> <td></td>	PEC 21	
CAT = CATALPA				6361 <td>PEC 25</td> <td></td>	PEC 25	
CE = CEDAR				6362 <td>LO 30</td> <td></td>	LO 30	
CTN = COTTONWOOD				6363 <td>BUM 10</td> <td>9</td>	BUM 10	9
LO = LIVE OAK				6364	CE 16	
PEC = PECAN				6365 <td>ASH 12</td> <td></td>	ASH 12	
AE = AMERICAN ELM				6366 <td>AE 9</td> <td></td>	AE 9	
AE = AMERICAN ELM				6367 <td>AE 12</td> <td></td>	AE 12	
PEC = PECAN				6368 <td>PEC 8</td> <td></td>	PEC 8	
AE = AMERICAN ELM				6369 <td>AE 8</td> <td></td>	AE 8	
PEC = PECAN				6370 <td>PEC 9</td> <td></td>	PEC 9	
AE = AMERICAN ELM				6371 <td>PEC 9</td> <td></td>	PEC 9	
PEC = PECAN				6372 <td>AE 33</td> <td></td>	AE 33	
AE = AMERICAN ELM				6373 <td>CE 22</td> <td></td>	CE 22	
CTN = COTTONWOOD				6374 <td>CTN 38</td> <td></td>	CTN 38	
CTN = COTTONWOOD				6375 <td>CTN 37</td> <td></td>	CTN 37	
LO = LIVE OAK				11883 <td>LO 16</td> <td>15</td>	LO 16	15
LO = LIVE OAK				11884 <td>LO 35</td> <td></td>	LO 35	
LO = LIVE OAK				11885 <td>LO 34</td> <td></td>	LO 34	
LO = LIVE OAK				11886 <td>LO 31</td> <td></td>	LO 31	
LO = LIVE OAK				11887 <td>LO 33</td> <td></td>	LO 33	
LO = LIVE OAK				11888 <td>LO 17</td> <td></td>	LO 17	
LO = LIVE OAK				11889 <td>LO 36</td> <td></td>	LO 36	
LO = LIVE OAK				11890 <td>LO 31</td> <td></td>	LO 31	
LO = LIVE OAK				11891 <td>LO 27</td> <td></td>	LO 27	

TITLE COMMITMENT NOTE:
COMMITMENT FOR TITLE INSURANCE PREPARED BY:
Title Resources Guaranty Company
G.F. No.: 2032233--COM Effective Date: 5/27/21 Issued: 6/14/21
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.
Schedule "B" items contained therein and re-listed below were considered:
1) Restrictive Covenants: DELETED
10f. Easement:
Recorded: Volume 659, Page 353, Deed Records, Travis County, Texas.
To: City of Austin
Purpose: electric transmission and distribution line (Tract 3)
--- Subject to, not plottable, blanket type easement
10g. Easement:
Recorded: Volume 668, Page 10 and 1022, Page 353, Deed Records, Travis County, Texas.
To: The Texas Pipe Line Company
Purpose: pipe line and appurtenances (Tract 3) --- Does not affect, pipeline is located approx. 2000' northwest of the house onsite.

FLOOD-PLAIN NOTE:
A portion of the tract shown hereon lies within Zone "AE" (special flood hazard areas determined with Base Flood Elevation determined), as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map no. 48433C0250K, dated January 22, 2020, for Travis County, Texas and incorporated areas. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

ALTA/NSPS SURVEY NOTES:
(Table A, Item 7b)
Square footage of buildings, if shown, is based on the outside, ground floor footprint. Unless noted otherwise, the surveyor has not accessed the inside of the building for measurement purposes.

GENERAL SURVEY NOTES:
PROPERTY ADDRESS: 11704 Old San Antonio Rd, Manchaca, TX 78652
Attachments: Metes and Bounds Description

SURVEYOR'S CERTIFICATE:
CERTIFIED TO:
• Dennis Gerard Delahoussey and Darrell Raymond Delahoussey
• Coen Hughes, LLC, a Texas limited liability company
• Title Resources Guaranty Company
Independence Title

This is to certify that this map or plot 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 1-4, 7a, 7b, 8, 9, 13 & 14 of Table A thereof.

The field work was completed on 7/15/21
Date
Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016
joey@earlysurveying.com

JOE BEN EARLY, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6016

EARLY LAND SURVEYING
A LIMITED LIABILITY COMPANY
P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBP&S FIRM NO. 03194487

PROJECT NO.: 1083-004
DRAWING NO.: 1083-004-BASE
PLOT DATE: 7/22/21
PLOT SCALE: 1" = 40'
DRAWN BY: BBP & JBE
SHEET 01 OF 01