

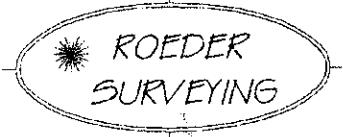
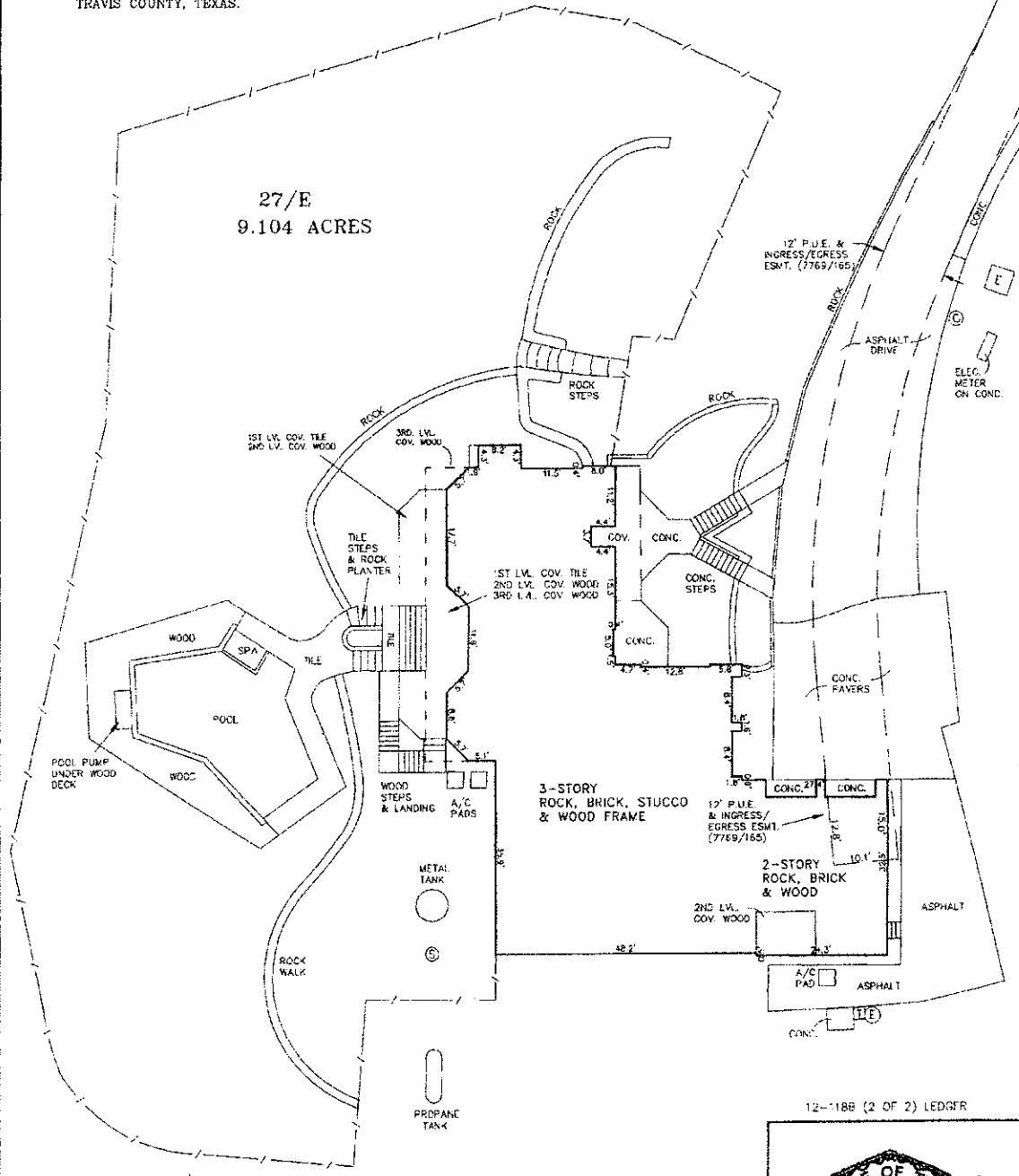
2 BEECHER LANE
 SURVEY OF A PORTION OF LOT 27, BLOCK E, "ROB ROY, PHASE TWO",
 A SUBDIVISION RECORDED IN VOL. 78, PG. 227, PLAT RECORDS,
 TRAVIS COUNTY, TEXAS.

NOTES:

- 1) SUBJECT TO RESTRICTIONS RECORDED IN VOL. 78, PG. 227, PLAT RECORDS, VOL. 6673, PG. 1697, VOL. 6875, PG. 304, VOL. 6875, PG. 308 AND VOL. 7906, PG. 960, DEED RECORDS, VOL. 13159, PG. 23, REAL PROPERTY RECORDS AND DOC. NOS. 2000095168, 2000095169, 2002087778, 2002113790, 2005014568, 2005107067, 2006027078, 2006199728, 2007133841, 2008190078, 2009189087, 2009189382 & 2011190143, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- 2) SUBJECT TO BLANKET ELECTRIC EASEMENT RECORDED IN VOL. 554, PG. 503, DEED RECORDS, TRAVIS COUNTY, TEXAS. (PARENT TRACT)
- 3) SUBJECT TO BLANKET ELECTRIC EASEMENT RECORDED IN VOL. 915, PG. 452, DEED RECORDS, TRAVIS COUNTY, TEXAS. (PARENT TRACT)
- 4) SUBJECT TO P.U.E.S. AND DRIVE ESMT. RECORDED IN VOL. 7579, PG. 753 AND VOL. 7720, PG. 340, DEED RECORDS, TRAVIS COUNTY, TEXAS.
- 5) SUBJECT TO BLANKET ELECTRIC EASEMENT RECORDED IN DOC. NO. 2008166618, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. (5' EITHER SIDE OF UTILITIES AS INSTALLED)
- 6) SUBJECT TO PLAT NOTE CORRECTION RECORDED IN VOL. 7355, PG. 306, DEED RECORDS, TRAVIS COUNTY, TEXAS.



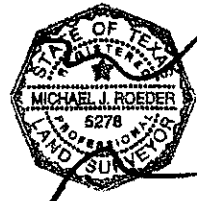
1" = 20'



3705 VINELAND DRIVE
 AUSTIN, TEXAS
 FAX & PHONE (512) 478-7673

- LEGEND
- ⊙ SEPTIC LID
 - ⊠ PHONE PEDESTAL
 - ⊚ ELECTRIC MANHOLE
 - ⊞ CONC. PAD WITH ELEC.
 - ⊙ CABLE PEDESTAL
 - - - IRON FENCE
 - () RECORD INFORMATION

12-188 (2 OF 2) LEDGER



DATE: 7-17-12

2 BERCHER LANE
 SURVEY OF LOT 27,
 BLOCK E, "POB ROY"
 PHASE TWO, A
 SUBDIVISION RECORDED
 IN VOL. 78, PG. 227
 PLAT RECORDS, TARRANT
 COUNTY, TEXAS.

NOTE
 SEE PAGE 2 FOR NOTES
 AND DETAILED DRAWING
 OF PLATWORK

3703 VINELAND DRIVE
 AUSTIN, TEXAS
 (512) 476-7673

ROEDER
 SURVEYING

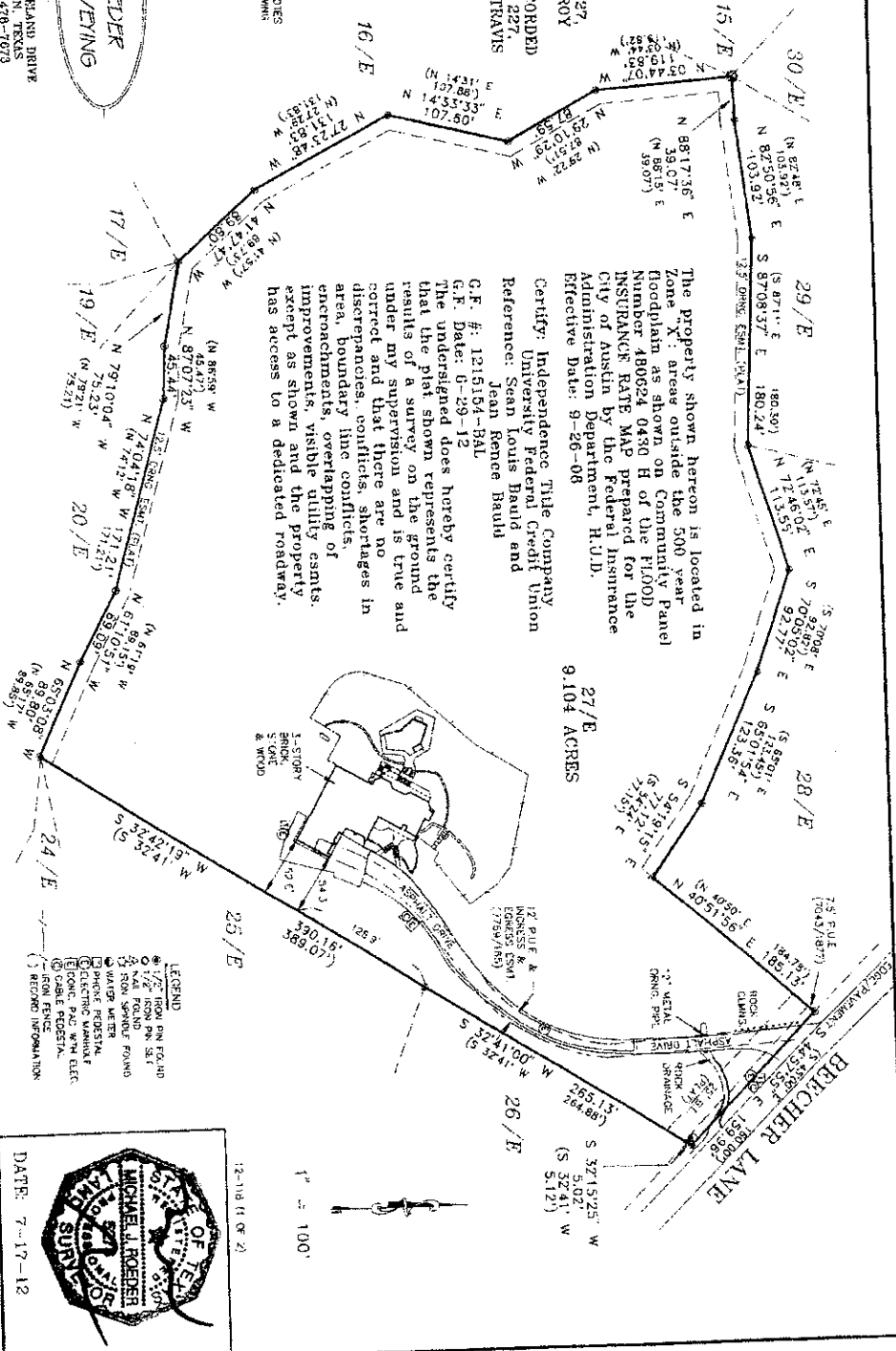
The property shown hereon is located in Zone "X" areas outside the 500 year floodplain as shown on Community Panel Number 480624 0430 H of the FLOOD INSURANCE RATE MAP prepared for the City of Austin by the Federal Insurance Administration Department, H.U.D. Effective Date: 9-26-08

Certify: Independence Title Company
 Reference: University Federal Credit Union
 Jean Renee Bault

G.F. #: 1215154-BAL
 G.F. Date: 6-29-12

The undersigned does hereby certify that the plat shown represents the results of a survey on the ground under my supervision and is true and correct and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility easements, except as shown and the property has access to a dedicated roadway.

9.104 ACRES



- LEGEND
- (1/2) IRON PIN FOUND
 - (X) NAIL FOUND
 - (O) IRON SPANDE FOUND
 - (V) WOOD SPANDE FOUND
 - (P) POWER RODS
 - (S) POWER RODS
 - (E) IRONIC PAC W/IN ELEC
 - (C) CABLE POSTAL
 - (R) IRON FENCE
 - (I) RECORD INFORMATION

STATE OF TEXAS
 COUNTY OF TARRANT
 MICHAEL J. ROEDER
 LAND SURVEYOR
 No. 10014225
 DATE: 7-17-12

1" = 100'

12-118 (1 of 2)