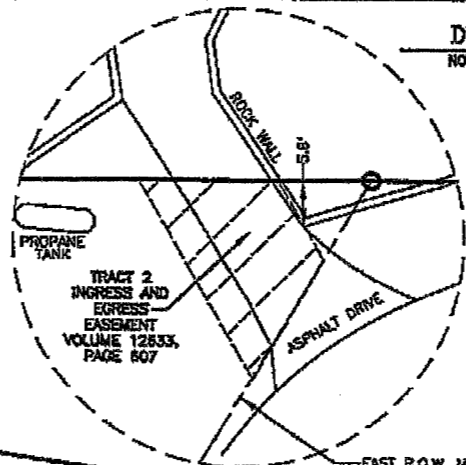


YAUPON VALLEY ROAD  
(50' R.O.W.)

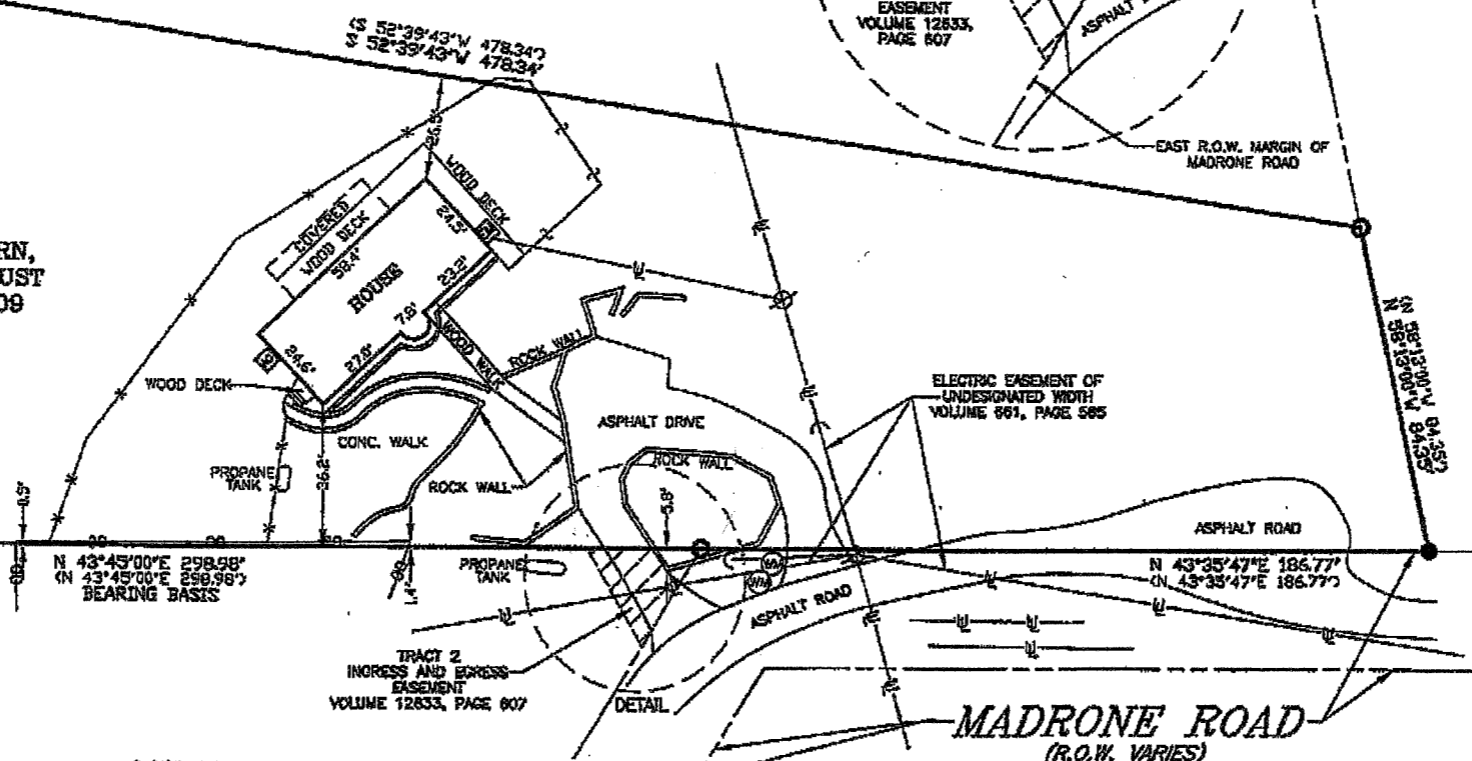
S 45° 39' 43" E 29.95'  
S 45° 39' 43" E 29.95'  
S 45° 39' 43" E 29.95'  
E 90° 00' 00" N 12.50'  
E 90° 00' 00" N 12.50'  
E 90° 00' 00" N 12.50'

**TRACT 1**  
1.305 ACRES  
WYATT DOUGLAS BLACKBURN,  
TRUSTEE OF THE BEVO TRUST  
DOCUMENT NO. 2008175209

NEVER NEVERLAND  
SUBDIVISION  
VOL. 75, PG. 229



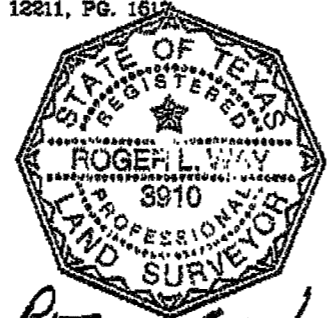
LOT 1A  
FIRST RESUB. OF LOT 1  
MARTHA TOWNSLEY  
SUBDIVISION  
VOL. 82, PG. 37



**SURVEYOR'S NOTES**

( ) DENOTES RECORD INFORMATION  
EASEMENT RESEARCH PERFORMED BY ALL POINTS AND THE UNDERSIGNED SURVEYOR WAS LIMITED TO INFORMATION SUPPLIED BY HERITAGE TITLE COMPANY OF AUSTIN, INC. PER COMMITMENT D.F. #00102850, EFFECTIVE NOVEMBER 12, 2010, SCHEDULE B, PARAGRAPH 10.  
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS AS STATED IN VOLUME 1744, PAGE 171 (TRACT 1) DEED RECORDS OF TRAVIS COUNTY, TEXAS.  
THIS PROPERTY IS NOT SUBJECT TO RESTRICTIVE COVENANTS AS STATED IN VOLUME 1742, PAGE 228 DEED RECORDS OF TRAVIS COUNTY, TEXAS.  
THIS PROPERTY IS SUBJECT TO BLANKET TYPE EASEMENTS RECORDED IN THE FOLLOWING INSTRUMENTS:  
VOLUME 654, PAGE 602; VOLUME 614, PAGE 280; VOLUME 580, PAGE 570; VOLUME 676, PAGE 209; VOLUME 661, PAGE 685 AND VOLUME 744, PAGE 632 DEED RECORDS OF TRAVIS COUNTY, TEXAS.  
ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

0.950 AC.  
WILLIAM H. VANDERSTEEL  
VOL. 12211, PG. 1617



*Roger L. Way*

FIELD WORK	12/6/10
DATE	12/9/10
DRAWING	MOL
SURVEY DATE	12/6/10
JOB NO.	12R03910
SCALE	1"=40'

**MADRONE ROAD**  
(R.O.W. VARIES)

**LEGAL DESCRIPTION**

TRACT 1: BEING ALL OF THAT CERTAIN 1.305 ACRE TRACT OF LAND OUT OF THE T.J. CHAMBERS SURVEY SITUATED IN TRAVIS COUNTY, TEXAS. (SEE ATTACHED METES AND BOUNDS)  
TRACT 2: NON-EXCLUSIVE EASEMENT ESTATE FOR INGRESS AND EGRESS APPURTENANT TO TRACT 1, CREATED IN THE CERTAIN INGRESS AND EGRESS EASEMENT AGREEMENT DATED FEBRUARY 28, 1998, RECORDED IN VOL. 12833, PG. 607, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (PLOTTED HEREBY)

Street Address: 1010 MADRONE ROAD  
Reference: MARK R. RIGGS

TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR HERITAGE TITLE OF AUSTIN, INC. / TITLE RESOURCES GUARANTY COMPANY / AFFILIATED MORTGAGE COMPANY / MARK R. RIGGS

The undersigned certifies that this survey was this day made by me or under my supervision on the ground of the real property shown on the survey and after the exercise of reasonable care and in reliance on record searches by the title company that this survey is correct to the best of the undersigned's knowledge and belief and that the property has access to and from a roadway, except as shown hereon. There are no visible discrepancies, conflicts, shortages or overlapping of improvements or encroachments except as shown hereon.

- LEGEND**
- x— WIRE FENCE
  - o— CHAIN LINK FENCE
  - u— UTILITY LINE
  - w— WROUGHT IRON FENCE
  - A/C UNIT
  - ELEC. METER
  - WATER METER
  - IRON ROD FND.
  - PIPE FOUND
  - UTILITY POLE
  - GUY ANCHOR



**ALL POINTS SURVEYING**  
1714 FORTVIEW ROAD - SUITE 200  
AUSTIN TX. 78704  
TELE: (512) 440-0071 - FAX: (512) 440-0199

