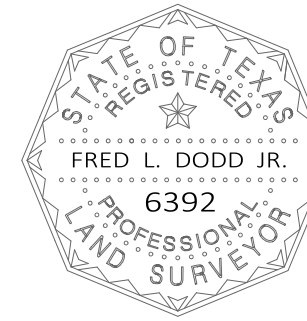


**Tract 1:**  
 Lot 1, Cactus Hill, an Addition in Travis County, Texas, according to the map or plat thereof recorded in Book 28, Page 15, of the Plat Records of Travis County, Texas.

**Tract 2:**  
 Lot 41, Block F, Wildflower, Section 2, an Addition in Travis County, Texas, according to the map or plat thereof recorded in Book 99, Page 217-218, of the Plat Records of Travis County, Texas.

**Tract 3:**  
 2.084 acres of land, more or less, out of the Alexander Walters Survey, situated in Travis County, Texas, being a portion of that called 181.29 acre tract, described in the deed to R.J. Greinert, recorded in volume 858, page 557 of the Deed Records of Williamson County, Texas, and being the same tract described in the deed to Ruth Greinert Sawyer and Dorothy Greinert DeSavino, recorded in Volume 6890, Page 2074 of the Deed Records of Travis County, Texas, which 2.084 acre tract is more particularly described by metes and bounds attached hereto and made a part hereof:

**SURVEYOR'S CERTIFICATION:**  
 TO: DVB INVESTMENTS I, LLC, A TEXAS LIMITED LIABILITY COMPANY, DVB INVESTMENTS II LLC, A TEXAS LIMITED LIABILITY COMPANY, EPIC STONES CORPORATION AND/OR ASSIGNS, NATIONAL INVESTORS TITLE INSURANCE COMPANY, AND FORTIS TITLE, LLC D/B/A SECURITY & GUARANTY ABSTRACT CO.:  
 I, FRED L. DODD JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND EXCEPT AS SHOWN HEREON, THERE ARE NO GAPS OR OVERLAPS IN BOUNDARY, NOR OVERLAPPING OF IMPROVEMENTS OR ENCROACHMENTS, AND THAT ALL CORNERS ARE MARKED AS SHOWN. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS' STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.



FRED L. DODD, JR.  
 DATE: 08/12/2024  
 R.P.S. NO. 6392  
 JOB NO. TC24026

**NOTES:**

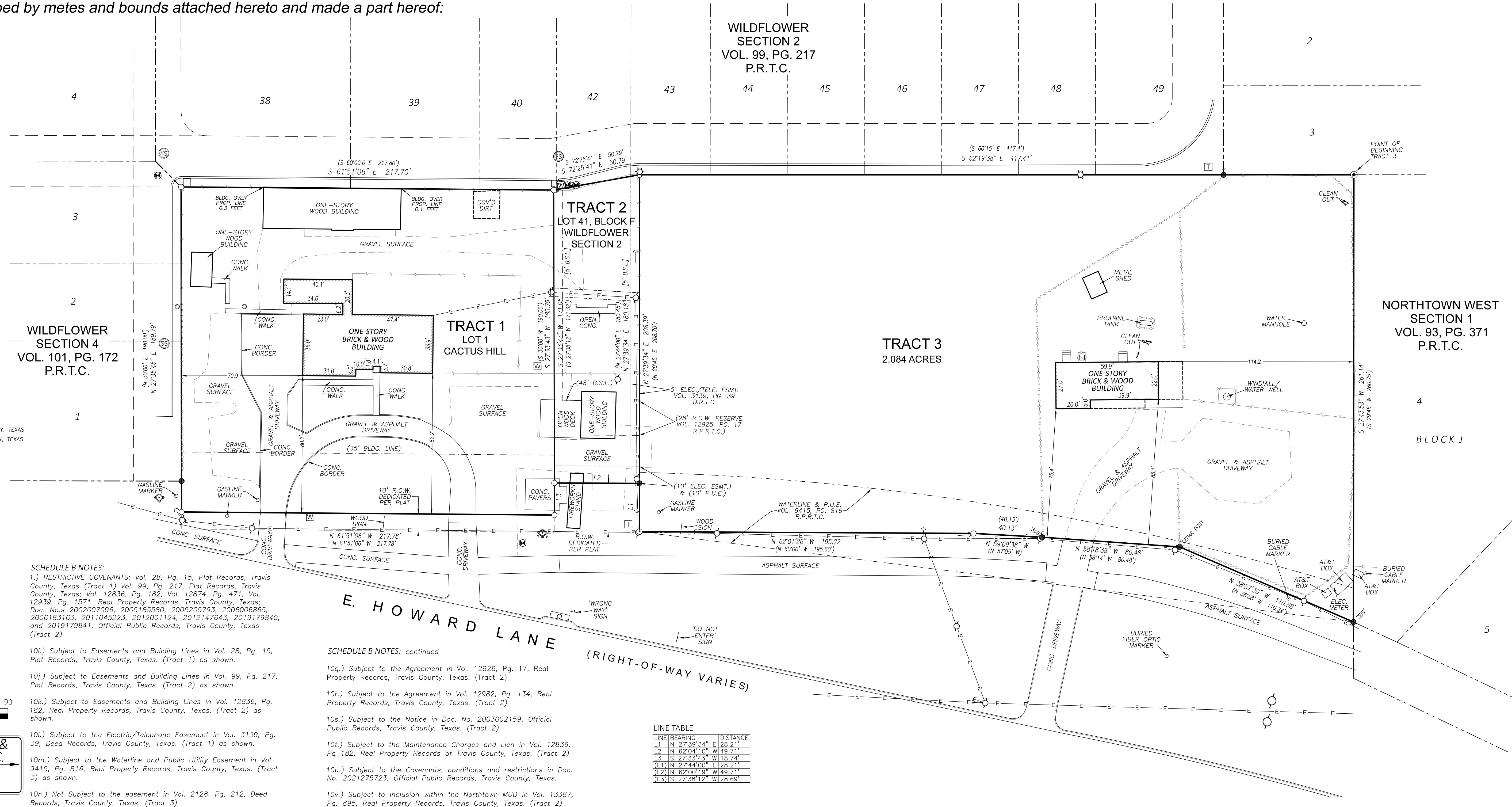
- 1) BEARING BASIS IS THE TEXAS STATE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE, HAVING A COMBINED SCALE FACTOR OF 0.99989628.
- 2) MAPPING SYMBOLS MAY BE EXAGGERATED FOR CLARITY.

ADDRESS: 104-112 E. Howard Lane, Austin, Texas 78753

**FLOODPLAIN NOTE:**

THIS TRACT(S) LIES WHOLLY WITHIN THE LIMITS OF FLOOD HAZARD ZONE X, AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 48453C0270J, DATED 08/18/2014 FOR TRAVIS COUNTY, TEXAS. THIS DOES NOT IMPLY THAT THIS LOT WILL NOT FLOOD NOR DOES IT CREATE A LIABILITY ON THIS SURVEYOR OR COMPANY IN ANY SUCH EVENT.

- MAP SYMBOLS**
- 1/2" IRON PIPE FOUND (UNLESS NOTED)
  - 1/2" IRON ROD FOUND (UNLESS NOTED)
  - 1/2" IRON ROD SET WITH PLASTIC CAP
  - ⊠ AIR CONDITIONING CONDENSER UNIT
  - CLEAN OUT
  - DOWN GUY
  - ⊠ ELECTRIC METER
  - FENCE - CHAIN LINK
  - FENCE - WIRE MESH
  - FENCE - WOOD PRIVACY
  - ⊠ FIRE HYDRANT
  - ⊠ LAMP POST
  - OVERHEAD ELECTRIC/TELEPHONE LINE
  - ⊠ SANITARY SEWER MANHOLE
  - ⊠ TELEPHONE RISER
  - ⊠ TRAFFIC SIGN
  - ⊠ UTILITY POLE
  - ⊠ WATER METER
  - ⊠ WATER VALVE
  - B.S.L. BUILDING SETBACK LINE
  - P.U.E. PUBLIC UTILITY EASEMENT
  - R.O.W. RIGHT OF WAY
  - D.R.T.C. DEED RECORDS, TRAVIS COUNTY, TEXAS
  - P.R.T.C. PLAT RECORDS, TRAVIS COUNTY, TEXAS
  - O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
  - R.P.R.T.C. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
  - ( ) RECORD INFORMATION



**SCHEDULE B NOTES:**  
 1.) RESTRICTIVE COVENANTS: Vol. 28, Pg. 15, Plat Records, Travis County, Texas (Tract 1) Vol. 99, Pg. 217, Plat Records, Travis County, Texas; Vol. 12836, Pg. 182, Vol. 12874, Pg. 471, Vol. 12939, Pg. 1571, Real Property Records, Travis County, Texas; Doc. No.s 2002007096, 2005185580, 2005205793, 2006006865, 2006183163, 2011045223, 2012001124, 2012147643, 2019179840, and 2019179841, Official Public Records, Travis County, Texas (Tract 2)

- 10i.) Subject to Easements and Building Lines in Vol. 28, Pg. 15, Plat Records, Travis County, Texas. (Tract 1) as shown.
- 10j.) Subject to Easements and Building Lines in Vol. 99, Pg. 217, Plat Records, Travis County, Texas. (Tract 2) as shown.
- 10k.) Subject to Easements and Building Lines in Vol. 12836, Pg. 182, Real Property Records, Travis County, Texas. (Tract 2) as shown.
- 10l.) Subject to the Electric/Telephone Easement in Vol. 3139, Pg. 39, Deed Records, Travis County, Texas. (Tract 1) as shown.
- 10m.) Subject to the Waterline and Public Utility Easement in Vol. 9415, Pg. 816, Real Property Records, Travis County, Texas. (Tract 3) as shown.
- 10n.) Not Subject to the easement in Vol. 2128, Pg. 212, Deed Records, Travis County, Texas. (Tract 3)

- SCHEDULE B NOTES: continued**
- 10q.) Subject to the Agreement in Vol. 12926, Pg. 17, Real Property Records, Travis County, Texas. (Tract 2)
  - 10r.) Subject to the Agreement in Vol. 12982, Pg. 134, Real Property Records, Travis County, Texas. (Tract 2)
  - 10s.) Subject to the Notice in Doc. No. 2003002159, Official Public Records, Travis County, Texas. (Tract 2)
  - 10t.) Subject to the Maintenance Charges and Lien in Vol. 12836, Pg. 182, Real Property Records of Travis County, Texas. (Tract 2)
  - 10u.) Subject to the Covenants, conditions and restrictions in Doc. No. 2021275723, Official Public Records, Travis County, Texas.
  - 10v.) Subject to Inclusion within the Northtown MUD in Vol. 13387, Pg. 895, Real Property Records, Travis County, Texas. (Tract 2)

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 27°39'34" E	28.21'
L2	N 62°04'10" W	49.71'
L3	S 27°33'43" W	118.74'
(L1)	N 27°44'00" E	28.21'
(L2)	N 62°00'19" W	49.71'
(L3)	S 27°38'12" W	128.69'

SCALE: 1 Inch = 30 Feet

**DODD SURVEYING & MAPPING CO., INC.**  
 TPBELS FIRM NO. 10194846  
 P.O. BOX 1695 LIBERTY HILL, TX 78642  
 OFFICE: (512) 953-5705  
 WWW.DODDSURVEYING.COM