



TITLE COMMITMENT NOTE
 THIS SURVEY CONTAINS THE INFORMATION SHOWN IN SCHEDULE B OF STEWART GUARANTY TITLE COMPANY, TITLE REPORT FILE# 1212348, DATED JULY 25, 2012 WITH THE FOLLOWING CLARIFICATIONS:
 SEE RESTRICTION AND CONDITION OF RECORD IN VOLUME 6506, PAGE 839; DOCUMENT# 2003298054 TRACT 1
 VOLUME 135, PAGE 748, VOLUME 135, PAGE 307 DOCUMENT# 1999158740 T.C.D.R.
 VOLUME 135, PAGE 283, PAGE 120 DOCUMENT# 1999158740 T.C.D.R.
 100. NONEXCLUSIVE INGRESS/EGRESS EASEMENT LOCATED ON TRACT 1 PER DOCUMENT# 2003298054 T.C.D.R. NOT DETERMINED BY THIS SURVEY.
 10c. 10' ELECTRIC UTILITY EASEMENT ALONG W. 38TH STREET FRONTAGE PER DOCUMENT# 2003094669 T.C.D.R. AS SHOWN.
 10d. PUBLIC UTILITY EASEMENT IN THE CORNER OF TRACT 2 PER DOCUMENT# 2003330291 AS SHOWN.
 10e/f. TEMPORARY CONSTRUCTION OF DRIVEWAY THE SPLIT, IDENTIFICATION OF DRIVEWAY AND TRACT 2 PER DOCUMENT# 2003130292 T.C.D.R. AS SHOWN.
 10g. PUBLIC UTILITY EASEMENT IN THE SOUTHERN PORTION OF TRACT 1 AS PER DOCUMENT# 20042156651 T.C.D.R. AS SHOWN.
 10h. SUBJECT TO REVERSIONARY RIGHTS PER VOLUME 135, PAGE 248, VOLUME 135, PAGE 307, VOLUME 153, PAGE 119, VOLUME 265, PAGE 120 T.C.D.R. NOT REVIEWED AS PART OF THIS SURVEY.

TO: LD & BD PARTNERS, LLC, PAUL CARAPETIAN, STEWART TITLE GUARANTY TITLE COMPANY, GRACY TITLE COMPANY, FILE# 1212348
 THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THERE ARE NO DISCREPANCIES, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITIES, OR ROADS IN PROGRESS, EXISTING OR PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD FOUND WITH YELLOW POINT LINE CAP "PLS 1587"
- 1/2" IRON ROD FOUND WITH RED CAP "CAPITAL SURVEYING COMPANY"
- MAG NAIL FOUND SMALL
- () RECORD INFORMATION
- ☐ CONCRETE
- ☒ COVERED AREA
- WM WATER METER
- WOOD FENCE
- ASPHALT
- CHAINLINK FENCE
- IRON FENCE
- C/O CLANDOUT
- SPRIG
- Ø POWER POLE
- GM GAS METER
- EM ELECTRIC METER
- CONTROL VALVE
- FIRE HYDRANT
- GUY WIRE
- OVERHEAD UTILITY
- T.C.D.R. TRAVIS COUNTY DEED RECORDS
- TRAVIS COUNTY PLAT RECORDS

0 10 20 40
 1"=20'

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CLIENT: LD & BD PARTNERS, LLC
 FIELD BOOK: 128, PAGE: 19
 DRAWN BY: P.M.W.
 PROJECT NO.: 971-01-12
 DATE: SEPTEMBER 5, 2012
 FILE: 9710112.DWG

SURVEY
 OF ALL OF THAT 9,366 SQUARE FOOT TRACT AND ALL OF THAT 5,915 SQUARE FOOT TRACT AS CONVEYED TO PAUL CARAPETIAN IN DOCUMENT# 2004012774 TRAVIS COUNTY DEED RECORDS, PART OF OUTLOT 78, DIVISION "D" TRAVIS COUNTY, TEXAS

LIVE OAK SURVEYING
 12421 WYCLIFF LANE
 AUSTIN, TX 78727-5220
 (512) 837-1018
 (512) 837-9102 FAX

DEAN WOODLEY
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5086
 DATE: 9-5-2012