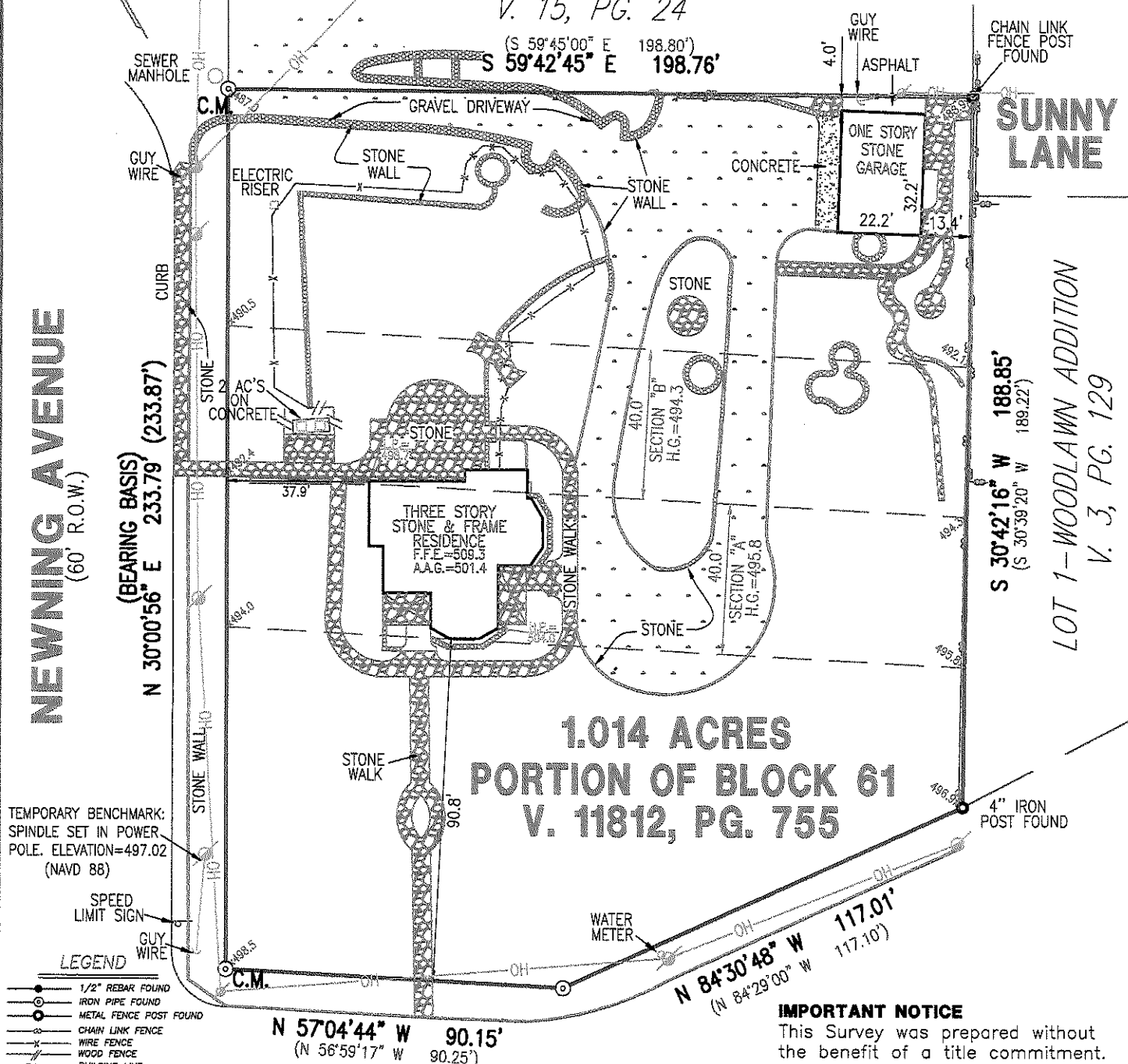


LOT 2
 MENKINGS RESUBDIVISION OF
 A PORTION OF BLOCK 61
 FAIRVIEW PARK
 V. 15, PG. 24

(S 59°45'00" E 198.80')
 S 59°42'45" E 198.76'



NEWNING AVENUE
 (60' R.O.W.)
 (BEARING BASIS)
 N 30°00'56" E 233.79' (233.87')

SUNNY LANE

LOT 1 - WOODLAWN ADDITION
 V. 3, PG. 129

S 30°42'16" W 188.85'
 (S 30°39'20" W 189.22')

1.014 ACRES
 PORTION OF BLOCK 61
 V. 11812, PG. 755

ACADEMY DRIVE
 (60' R.O.W.)

N 57°04'44" W 90.15'
 (N 56°59'17" W 90.25')

N 84°30'48" W 117.01'
 (N 84°29'00" W 117.10')

TEMPORARY BENCHMARK:
 SPINDLE SET IN POWER
 POLE. ELEVATION=497.02
 (NAVD 88)

SPEED
 LIMIT SIGN
 GUY WIRE

- LEGEND
- 1/2" REBAR FOUND
 - IRON PIPE FOUND
 - METAL FENCE POST FOUND
 - CHAIN LINK FENCE
 - WIRE FENCE
 - WOOD FENCE
 - B.L. BUILDING LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - () PER V. 11812, PG. 755
 - C.M. CONTROL MONUMENT
 - R.O.W. RIGHT OF WAY
 - OH OVERHEAD ELECTRIC
 - POWER POLE
 - H.P. HIGH POINT
 - L.P. LOW POINT

BENCHMARK DATA:
 PIN FOUND IN C.M. CASTING VALVE BOX AT CENTERLINE OF
 ACADEMY DRIVE AT MELISSA LANE. ELEVATION = 492.85
 (NGVD 29), GRID J-21, FB. 2732, PG. 74, CITY OF AUSTIN
 AND CONVERTED TO NAVD 88 DATUM - ELEVATION = 493.10

IMPORTANT NOTICE
 This Survey was prepared without
 the benefit of a title commitment.
 There may be additional setback
 lines, easements and interests which
 are relevant to this property and
 unknown to DEWEY H. BURRIS &
 ASSOC., INC.

LEGAL DESCRIPTION:

* = BEING 1.014 ACRES OF LAND, MORE OR LESS DESCRIBED AS THE REMAINING
 PORTION OF BLOCK 61, FAIRVIEW PARK, A SUBDIVISION OF RECORD IN VOLUME 1, PAGE
 46 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND BEING THAT CALLED 1.02
 ACRE TRACT OF LAND CONVEYED TO HUGH LOWE AND CLAUDETTE LOWE IN VOLUME
 11812, PAGE 755 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

TO THE LIENHOLDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED.

BUILDING HEIGHT REPORT

IMPORTANT NOTICE
 THIS IS NOT AN AS-BUILT OR TITLE/MORTGAGE SURVEY.
 ALL IMPROVEMENTS MAY NOT BE REFLECTED HEREON.

P.L. PROPERTY LINE
 F.F.E. FINISHED FLOOR ELEVATION
 H.G. HIGHEST GROUND ELEVATION OF SECTION NOTED
 A.A.G. AVERAGE ADJACENT GRADE OF EXISTING GROUND
 CONDITIONS ON 07/12/13 AT BUILDING CORNERS
 EXISTING GROUND ELEVATION SHOT ON 07/12/13.
 x101.5

STREET ADDRESS: 400 ACADEMY CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS
 LOT: * BLOCK: 61 SUBDIVISION: FAIRVIEW PARK VOL/CAB 1 PG/SLD 46 PLAT RECORDS:
 REFERENCE NAME: HUGH & CLAUDETTE LOWE

B & G SURVEYING, INC.
DEWEY H. BURRIS & ASSOCIATES, INC.
 Surveyed by: B & G Surveying, Inc.
Dewey H. Burris & Associates
 WWW.BANDGSURVEY.COM
 1404 West North Loop Blvd. Austin, Texas 78756
 Office 512*458-6969, Fax 512*458-9845

NOTE:
 FRONT AND SIDE BUILDING VIEWS HEREON INTEND
 TO REPORT HEIGHT DATA ONLY AND DO NOT
 PURPORT TO BE DETAILED AS-BUILT SKETCHES.

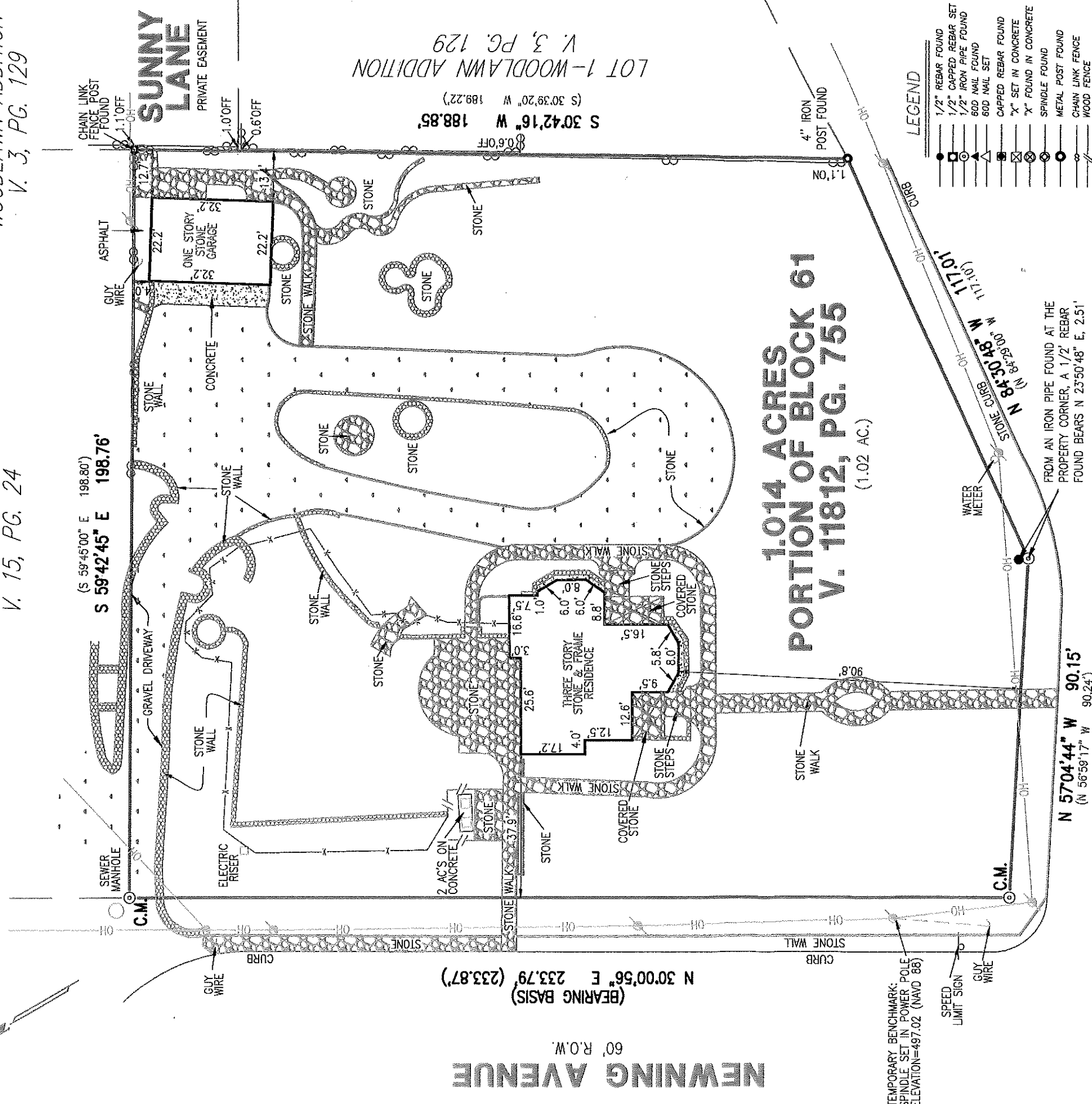
JOB #: R0700513_TA
 DATE: 07/17/13
 SCALE: 1" = 40'

FIELD WORK BY	CHRIS	07/12/13
CALC'D BY	TONI	07/15/13
DRAFTED BY	TONI	07/16/13
CHECKED BY	ML	07/17/13

LOT 2
 MENKINGS RESUBDIVISION OF
 A PORTION OF BLOCK 61
 FAIRVIEW PARK
 V. 15, PG. 24

"RESERVE"
 WOODLAWN ADDITION
 V. 3, PG. 129

(S 59°45'00" E 198.80')
S 59°42'45" E 198.76'



(BEARING BASIS)
N 30°00'56" E 233.79' (233.87')

S 30°42'16" W 188.85'
 (S 30°39'20" W 189.22')
 V. 3, PG. 129

**1.014 ACRES
 PORTION OF BLOCK 61
 V. 11812, PG. 755**
 (1.02 AC.)

ACADEMY DRIVE
 60' R.O.W.

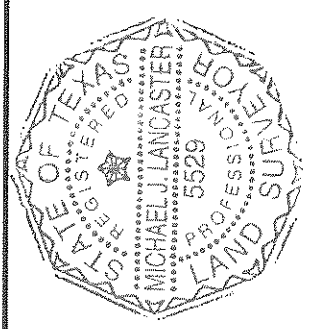
LEGEND

1/2" REBAR FOUND	BL	BUILDING LINE
1/2" CAPPED REBAR SET	P.U.E.	PUBLIC UTILITY EASEMENT
1/2" IRON PIPE FOUND	D.E.	DRAINAGE EASEMENT
60D NAIL FOUND	()	PER V. 11812, PG. 755
60D NAIL SET	C.M.	CONTROL MONUMENT
CAPPED REBAR FOUND	R.G.W.	RIGHT OF WAY
"X" SET IN CONCRETE	P.O.B.	PLACE OF BEGINNING
"X" FOUND IN CONCRETE	OH	OVERHEAD ELECTRIC
SPINDLE FOUND	AC	AIR CONDITIONER
METAL POST FOUND		
CHAIN LINK FENCE		
WOOD FENCE		
METAL FENCE		
B.L.		



IMPORTANT NOTICE
 This Survey was prepared without the benefit of a title commitment. There may be additional setback lines, easements and interests which are relevant to this property and unknown to DEWEY H. BURRIS & ASSOC., INC.

BENCHMARK DATA:
 PIN FOUND IN C.M. CASTING VALVE BOX AT CENTERLINE OF ACADEMY DRIVE AT MELISSA LANE. ELEVATION = 482.85 (NGVD 29), GRID J-21, FB. 2732, PG. 74, CITY OF AUSTIN; CONVERTED TO NAVD 88 DATUM, ELEVATION = 493.10.

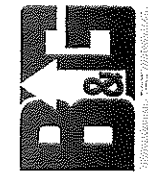
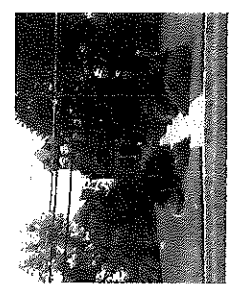


[Signature]
 TO THE LENDHOLDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED

LEGAL DESCRIPTION
 * = BEING 1.014 ACRES OF LAND, MORE OR LESS DESCRIBED AS THE REMAINING PORTION OF BLOCK 61, FAIRVIEW PARK, A SUBDIVISION OF RECORD IN VOLUME 1, PAGE 46 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND BEING THAT CALLED 1.02 ACRE TRACT OF LAND CONVEYED TO HUGH LOWE AND CLAUDETTE LOWE IN VOLUME 11812, PAGE 755 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

FLOOD CERTIFICATION
 THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 0 XXX H, DATED 09/28/08. IT IS REPRESENTED AS IN ZONE "X". HOWEVER, AT THE PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAN ADMINISTRATOR.

STREET ADDRESS: **400 ACADEMY** CITY: **AUSTIN** COUNTY: **TRAVIS** STATE OF TEXAS
 LOT: **61** BLOCK: **61** SUBDIVISION: **FAIRVIEW PARK** VOL./CAB **1** PG./SLD **46** PLAT RECORDS:
 REFERENCE NAME: **HUGH & CLAUDETTE LOWE**



B & G SURVEYING, INC.
DEWEY H. BURRIS & ASSOCIATES, INC.
 Surveyed by: Dewey H. Burris & Associates
 WWW.BANDGSURVEY.COM
 1404 West North Loop Blvd, Austin, Texas 78756
 Office 512*458-6869, Fax 512*458-9845

JOB #: **R0700513_TA**
 DATE: **07/22/13**
 SCALE: **1" = 30'**

FIELD WORK BY	CHRIS	07/12/13
CALCD BY	TONI	07/15/13
DRAFTED BY	TONI	07/16/13
CHECKED BY	ML	07/17/13

SURVEY PLAT

LEGAL DESCRIPTION: LOT 2, MENKINGS RESUBDIVISION OF PART OF LOT 6L FAIRVIEW PARK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 24, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. ALSO LOCALLY KNOWN AS 316 LE GRANDE AVENUE, AUSTIN, TEXAS.

NOTES

ALL BUILDING SETBACK LINES AND ESMTS. SHOWN HEREON ARE RECORDED IN VOL. 15, PG. 24, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. SAID PLAT GRANTS ADDITIONAL PRIVATE ESMTS. FOR WATER AND SEWER LINES AS IN PLACE ACROSS LOT.

THE ESMT. RECORDED IN VOL. 754, PG. 71 L DEED RECORDS OF SAID COUNTY, DOES NOT APPLY TO THIS LOT.

LINE TABLE

LI
N 30°02'09"E 29.18'
(IN 30°15'E 30')

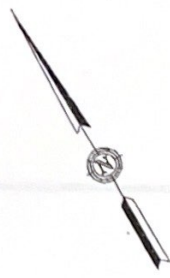
D.B. DIAL
V. 1999 / P. 245

15 59°45'E 60'
S 60°05'24"E
58.24'

N 59°45'00"W 200.00'
(IN 59°45'W 199.07') BEARING BASE

15 59°11'E 50.68'
S 59°11'00"E
50.68'

S 30°49'00"W 85.53'
(S 30°49'W 85')



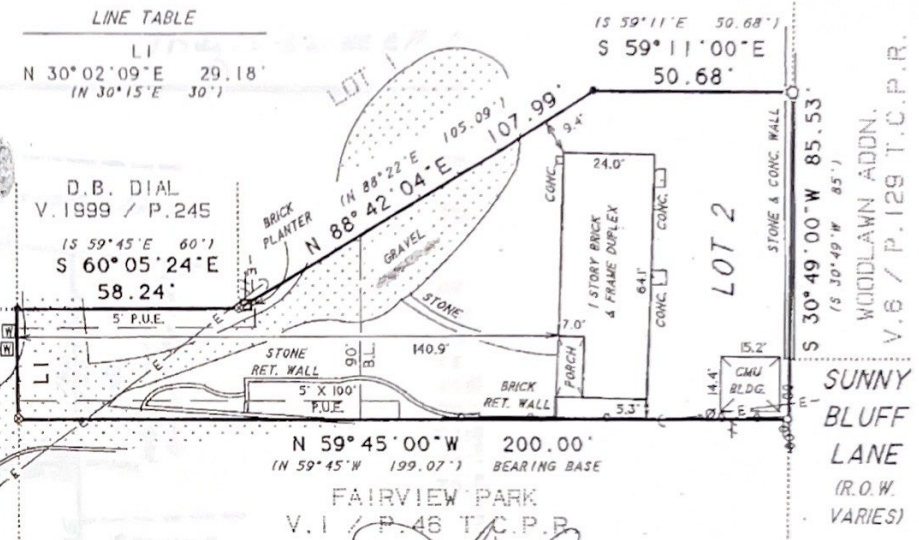
SCALE 1" = 30'

LEGEND

- 1/2" IRON PIN FOUND
- ⊗ 60D NAIL FOUND
- 1/2" IRON PIN SET
- ⊙ MAG NAIL SET
- ⊠ WATER METER
- ⊕ UTILITY POLE
- E- AERIAL UTIL. LINES
- GUY ANCHOR
- WIRE FENCE
- CHAIN LINK FENCE
- () RECORD INFORMATION

LE GRANDE AVENUE
(60' R.O.W.)

NEWING AVENUE
(60' R.O.W.)

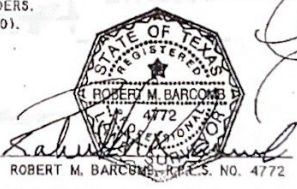


WOODLAWN ADDN.
V. 6 / P. 129 T.C.P.R.
SUNNY BLUFF LANE
(R.O.W. VARIES)

JUNE 15, 2000

EXCLUSIVELY TO HUGH LOWE AND CLAUDETTE LOWE, AND THE LIEN HOLDERS, AND TO GRACY TITLE COMPANY PER GF NO. 00052133 (05/22/00).

THE UNDERSIGNED HEREBY STATES THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON; THAT THERE ARE NO APPARENT DISCREPANCIES, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE PUBLIC UTILITIES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON AND THAT SAID PROPERTY ADJOINS A DEDICATED ROADWAY. THE ABOVE LEGALLY DESCRIBED PROPERTY IS IN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48453C0165 E DATED JUNE 16, 1993.



Claudette Lowe
CLAUDETTE LOWE

ARPENTEURS
PROFESSIONAL SURVEYING

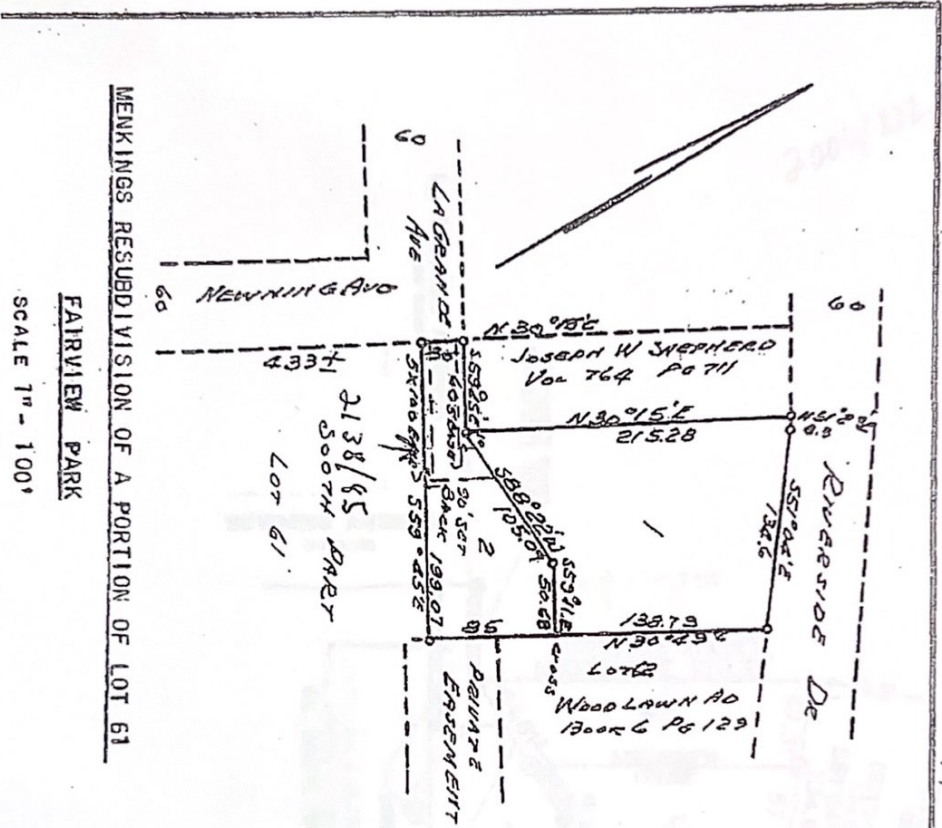
8906 WALL STREET, SUITE 302
AUSTIN, TEXAS 78454
(512) 832-1232

CAD BY: K.R.

LADAGE 000325

15/24

May 1-62 RECH A

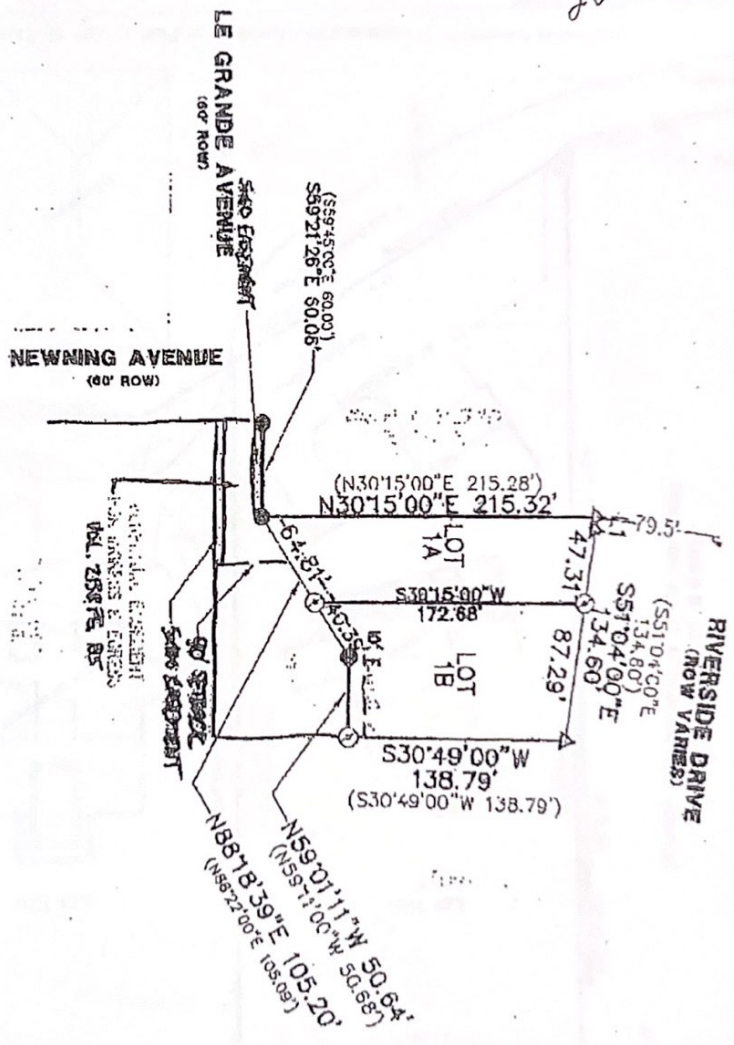


MENKINGS RESUBDIVISION OF A PORTION OF LOT 61
 FAIRVIEW PARK
 SCALE 1" = 100'

ST. COI OF. AU: IN TE: VOI TE: TII VI TO
 ANI LE AD 13624 TH 15000024.001
 EAS

ST. STA CNII
 Austin Data, Inc.

2006/372



Newning Avenue

Sunny Lane

DONALD B. DIAL - VOL. 1999 PG. 245
(REMAINDER OF LOT 61 FAIRVIEW PARK ADDITION)

HUGH & CLAUDETTE LOWE - VOL. 11812 PG. 755
(REMAINDER OF LOT 61 FAIRVIEW PARK ADDITION)

MENKINGS RESUBDIVISION OF PART OF LOT 61, FAIRVIEW PARK

Perpetual Easement for Ingress & Egress
Vol. 2136 Pg. 85
(Tract 1)
Note: Subject to rights to use a private driveway as stated in Vol. 764 Pg. 711. The exact location of said driveway in 1945, (the date of the deed) is unknown, but is described as being on the southwest side.
Note: Subject to Easement Rights & Restrictions recorded in Vol. 1, Pg. 48 and Vol. 15, Pg. 24 (Plat Records), & Vol. 2136 Pg. 85 (Plat Records), all of Travis County, Texas.

