

SCALE: 1" = 20'

**SURVEY OF A 0.2690 ACRE TRACT OF LAND BEING A PORTION OF LOTS 6 AND 7, BLOCK A OF HIGHLAND PARK WEST SECTION NO. 2, A SUBDIVISION RECORDED IN BOOK 6 PAGE 133 OF THE TRAVIS COUNTY, TEXAS PLAT RECORDS. BEING THE SAME TRACT OF LAND CONVEYED TO THE COFI GROUP LLC BY DEED RECORDED IN DOC. NO. 2016176945, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS AND BEING THE SAME TRACT DESCRIBED BY DEED RECORDED IN 2004204853, OFFICIAL PUBLIC RECORDS, TRAVIS TEXAS.

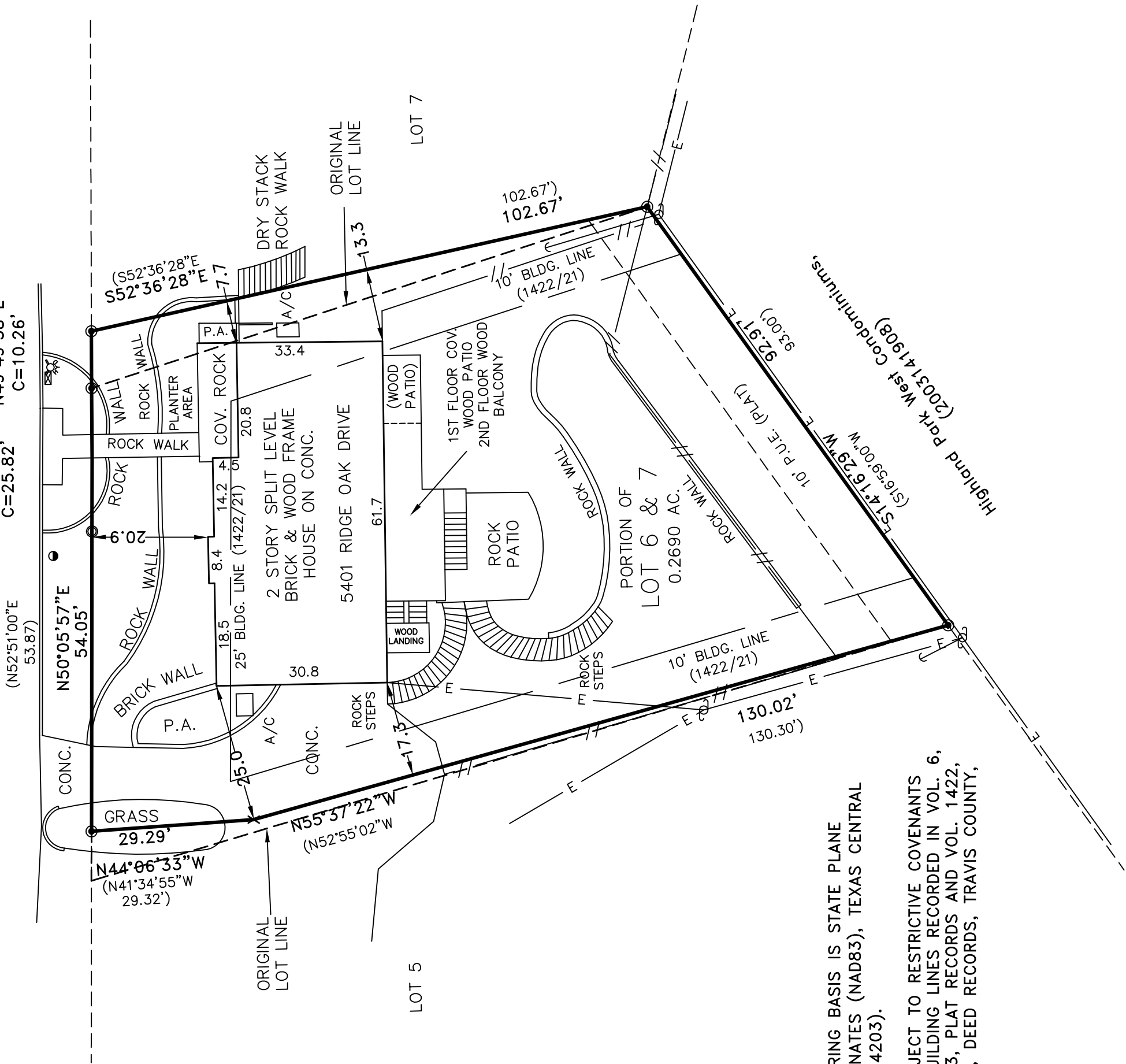
(R=1305.14'
L=25.82'
N52°17'00"E
C=25.82')

(R=1305.14'
L=10.00'
N51°29'50"E
C=10.00')

R=1305.14'
L=25.82'
N49°48'59"E
C=25.82'

R=1305.14'
L=10.26'
N49°49'58"E
C=10.26'

RIDGE OAK DRIVE



NOTES:

*) BEARING BASIS IS STATE PLANE COORDINATES (NAD83), TEXAS CENTRAL ZONE (4203).

1) SUBJECT TO RESTRICTIVE COVENANTS AND BUILDING LINES RECORDED IN VOL. 6, PG. 133, PLAT RECORDS AND VOL. 1422, PG. 21, DEED RECORDS, TRAVIS COUNTY, TEXAS.

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 conflict, encroachments, overlapping of improvements, visible utility easements, except as shown and the property has access to and from a dedicated roadway.

The property shown hereon is located in Zone "X" AREAS OUTSIDE THE 500 YR. FLOOD PLAIN

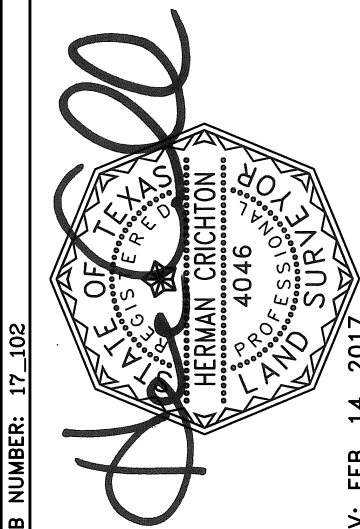
as shown on Community Panel Number 48453C.0435.J of the Flood Insurance Rate Map prepared for TRAVIS COUNTY, TEXAS by the Federal Emergency Management Agency. Map Dated: JAN. 6, 2016. This information is based solely on said map and the surveyor does not assume responsibility as to any information provided and does not represent accuracy or inaccuracy of said map.

This survey is copyright 2016 by Crichton and Associates, Inc., and is being provided solely for the use of the current parties and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with this transaction only.

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LEGEND	
1/2" IRON PIN FOUND	UG UTIL. WARNING SIGN
1/2" IRON PIN SET	UTILITY PEDESTAL
NAIL FOUND	GAS METER
△ LIGHT POLE	WATER MANHOLE
○ POWER POLE	WATER WELL
⊕ HIGH VOLTAGE	WATER METER
⊕ POWER POLE	WATER VALVE
↑ GUY WIRE	FIRE HYDRANT
— E — OVERHEAD ELECT. LINE	PVC RISER
① ELECTRIC METER	SEWERY MANHOLE
⊕ ELECTRIC MANHOLE	SEWER CLEANOUT
⊕ TELEPHONE MANHOLE	SEPTIC LID
⊕ CONC. PAD WITH ELEC.	STORM SEWER MH
⊕ ELECTRIC BOX	RECORD INFORMATION
— I — METAL FENCE	—00— CHAIN LINK FENCE
//— WOOD FENCE	—X— WIRE FENCE



REV: FEB. 14, 2017
UPDATED: JAN. 20, 2017
DATE: SEPT. 26, 1989

JOB NUMBER: 17_102