



LOCATION MAP
NOT TO SCALE

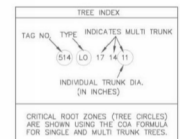


A SURVEY OF ALL OF LOT 1, WESTERN HILLS ATHLETIC CLUB ADDITION, A SUBDIVISION OF RECORD IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 79, PAGE 355 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT A 2.411 SQUARE FEET TRACT DESCRIBED IN VOLUME 11901, PAGE 1260 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

TREE LIST					
16901 HB 7 4	20027 CE 8	20050 LO 8 7	20082 LO 21	20118 CDR 7	20144 LO 10 9
16902 CE 4	20028 CE 9	20059 CDR 13	20083 CDR 12	20119 CDR 7	20145 LO 13
16903 LO 9	20029 CB 14	20057 LO 16 12	20084 LO 12	20120 CDR 9	20146 CDR 10
16904 LO 7	20030 CB 14	20058 CDR 14	20085 LO 12	20121 LO 7	20147 LO 6
16905 LO 9	20032 HB 13	20059 LO 13	20086 LO 14	20122 CDR 6	20148 LO 18 13
16906 LO 8	20033 CB 9	20060 CDR 8	20087 LO 11	20123 CDR 8	20149 CE 10 5
16907 CE 7 4	20034 CB 11 7.5	20061 CE 8	20088 LO 16	20124 CDR 6	20150 LO 14
16908 LO 13	20035 CB 8	20062 CDR 8	20089 LO 18	20125 LO 13	20151 CE 10
16909 LO 7	20036 CB 8	20063 LO 17	20090 LO 12	20126 LO 9	20152 CE 3
16910 CB 9	20037 CE 15	20064 CDR 10	20091 LO 10	20127 LO 8	20153 LO 6 6
16911 CE 7	20038 CDR 10	20065 LO 19 16	20092 LO 11	20128 CDR 12	20154 CDR 8
16912 LO 8	20040 CE 8	20066 CDR 8	20093 LO 9	20129 CDR 12	20155 LO 9
16913 BE 8	20041 CE 13	20067 LO 10	20094 LO 12	20130 CDR 7	20156 LO 9
16914 BE 6	20042 CE 12	20068 LO 8	20095 LO 12	20131 CDR 7	20157 CE 8
16915 BE 6	20043 CE 10 8	20069 LO 11 8	20096 LO 12	20132 CDR 7	20158 LO 20
16916 WUNT 6	20044 LO 10	20070 CE 5	20097 LO 19 17	20133 LO 10	20159 LO 22
16917 WUNT 6	20045 LO 10	20071 CE 6	20098 LO 12	20134 CE 10	20160 LO 22
16918 WUNT 6	20046 LO 13	20072 CE 7	20099 LO 15	20135 LO 13 10	20161 LO 22
20016 LO 23 21 19 18	20047 LO 12	20073 LO 16	20100 LO 12	20136 CE 15	20162 LO 24
20017 LO 18	20048 LO 13	20074 LO 15	20101 LO 12	20137 CE 10	20163 LO 24
20018 LO 20	20049 HB 8	20075 LO 15	20102 LO 12	20138 CE 8	20164 LO 24
20021 LO 19	20050 CE 10	20076 LO 10	20103 LO 12	20139 CE 8	20165 LO 24
20023 DEC 17	20051 LO 11	20077 LO 17	20104 LO 12	20140 HB 8	20170 LO 17
20024 LO 18	20052 LO 12	20078 LO 18	20105 LO 12	20141 CE 11	20171 LO 18 18
20025 LO 13	20053 LO 10	20079 LO 10	20106 LO 10	20142 REC 10	20172 LO 14
20026 LO 8 5	20054 LO 17 16	20080 LO 11	20107 LO 9	20143 CDR 6	

BENCHMARK NOTE:
B.M. #1 - SQUARE CUT ON S.O.C. NORTH SIDE OF ROLLINGWOOD DR.
ELEV.=428.77'
B.M. #3 - SQUARE CUT ON S.O.C. ON THE WEST SIDE OF WALLIS DR.
ELEV.=430.07'
MANHOLE AND INLET NOTE:
THIS SURVEY SHOWS FIELD MEASURED SIZES AND DEPTHS AS OBSERVED FROM GROUND LEVEL OPENINGS. EXACT MEASUREMENTS AND DEPTHS, PARTICULARLY IN CRITICAL AREAS, SHOULD BE VERIFIED WITH UTILITY RECORD MAPS AND/OR FIELD VERIFICATION PRIOR TO FINAL PLANNING OR CONSTRUCTION.

TREE LEGEND	
BE - BOX ELDER	LO - LIGNUM
CB - CHINA BERRY	LO - LIVE OAK
CE - CEDAR	WUNT - WALNUT
HB - HACKBERRY	



LEGEND	
●	1/2" REBAR FOUND
○	CALCULATED POINT
△	3/4" IRON PIPE FOUND
▲	NAIL FOUND
●	COTTON SPINDLE FOUND
□	BENCHMARK LOCATION
⊗	WATER METER
⊕	WATER VALVE
⊙	FIRE HYDRANT
⊗	SPRINKLER CONTROL VALVE
⊕	UTILITY POLE
⊖	GUY WIRE
⊗	OVERHEAD JUNCTIONS
⊕	LIGHT POLE
⊖	WASTEWATER CLEANDOUT
⊗	WASTEWATER MANHOLE
⊕	STORMSEWER MANHOLE
⊖	HANDICAP PARKING SPACE
⊕	AC PAD
⊖	GAS UTILITY
⊕	ELECTRIC UTILITY
⊖	SIEN
⊕	EDGE OF PAVEMENT
⊖	WROUGHT IRON FENCE
⊕	CHAIN LINK FENCE
⊖	PUMP BOX
⊕	PUMP

FLOOD-PLAIN NOTE:

The tract shown herein lies within Zone "X" (areas determined to be outside 500-year flood-plain), as identified by the Federal Emergency Management Agency, Federal Insurance Administration, as shown on map no. 48483044A, dated January 08, 2016, for Travis County, Texas and incorporated areas. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

TITLE COMMITMENT NOTE:

This Survey was prepared without the benefit of a Commitment for Title, and may be subject to additional easements or restrictions not shown herein. No additional easement research was done for the purpose of this survey.

NOTE FROM PREVIOUS SURVEY (9/26/07):

The Travis CAD map 01_0909 (01/04/2006) shows what appears to be additional R.O.W. for Rollingwood Drive and Wallis Drive. There was no monumented evidence in the field of a R.O.W. dedication along the north line of Rollingwood Drive. After researching Travis CAD and the Travis County Clerk records, we were not able to locate any documents reflecting additional street frontage conveyed to the City of Rollingwood. Since no title research was provided by the client, there was not enough data to accurately determine the position of the intersection of the north R.O.W. of Rollingwood Drive and the west R.O.W. of Wallis Drive, so the position is represented on the map by a calculated point for the purposes of this survey.

SURVEYOR'S CERTIFICATE:

CERTIFIED TO: Julie Martinez

Western Hills Athletic Club

PROPERTY ADDRESS: Rollingwood Drive @ Wallis Drive

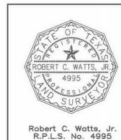
DATE OF SURVEY: 09/26/07; Topographic and Tree Survey Updated 09/20/17, Updated 4/27/18

BEARING BASIS: Grid azimuth for Texas Central Zone state plane coordinates, based on GPS solutions from The National Geospatial Survey (NGS) On-line Positioning User Service (OPUS).

ATTACHMENTS: none

I hereby certify that a survey of the property shown herein was actually made upon the ground under my direction and supervision on the date shown, and to the best of my professional knowledge and belief there are no apparent encroachments, easements, or other matters affecting the title or interests in the property, and that the survey was made for the purpose and in accordance with the provisions of the laws of the State of Texas.

Robert C. Watts, Jr., Date
Registered Professional Land Surveyor
State of Texas No. 4995



Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.: 585-001
DRAWING NO.: 585-001-BASE
PLOT DATE: 05/10/18
PLOT SCALE: 1"=30'
DRAWN BY: RHW/MM/EBD
SHEET 01 OF 01

CURVE TABLE						
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING (RECORD CHORD)
C1	4°35'34"	315.81'	12.67'	26.37'	26.37'	S101°58'28"W (S114°W 25.97')
C2	29°33'56"	122.57'	32.34'	63.25'	62.65'	S02°21'10"E (S00°43'E 62.97')