



TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:

INDEPENDENCE TITLE COMPANY

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO BOUNDARY LINE CONFLICTS, ENCROACHMENTS OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND CERTIFIES ONLY TO THE LEGAL DESCRIPTION AND EASEMENTS SHOWN ON THE REFERENCED TITLE COMMITMENT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

ADDRESS					F.I.R.M. MAP INFORMATION		LEGAL DESCRIPTION	
BMFB HOLDINGS, LLC 6510 & 6480 BLUE BLUFF ROAD AUSTIN, TRAVIS COUNTY, TEXAS					THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48453C0490J PANEL: 0490J DATED: 08/18/2014		TRACT 1: BEING 2.21 ACRES OF LAND, MORE OR LESS, OUT OF THE PHILLIP MCELROY SURVEY NO. 18, ABSTRACT NO. 16, TRAVIS COUNTY, TEXAS, SAME BEING THAT CERTAIN 2.212 ACRE RICHARD L. SMITH, JR. AND NANCY S. SMITH TRUSTEES TRACT RECORDED IN DOC. NO. 2013112220, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 2.21 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.	
SURVEY DATE:	AUGUST 20, 2019	FIELD BY:	DERICK SOLOMON	08/19/2019	ALLSTAR Land surveying 9020 ANDERSON MILL RD AUSTIN, TEXAS 78729 (512) 249-8149 PHONE (512) 331-5217 FAX TBPLS FIRM NO. 10135000		TRACT 2: BEING 3.01 ACRES OF LAND, MORE OR LESS, OUT OF THE PHILIP MCELROY SURVEY 18, ABSTRACT NO. 16, TRAVIS COUNTY, TEXAS, SAME BEING THAT CERTAIN 3.0 ACRE RICHARD L. SMITH, JR. AND NANCY S. SMITH TRUSTEES TRACT RECORDED IN DOC. NO. 2008160061, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 3.01 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.	
TITLE CO.:	INDEPENDENCE TITLE CO.	CALC. BY:	CHRIS ZOTTER	08/20/2019				
G.F. NO.:	1932817-ROL	DRAWN BY:	DAVID BAK	08/20/2019				
JOB NO.:	A0808719	RPLS CHECK:	EDWARD RUMSEY	08/20/2019				