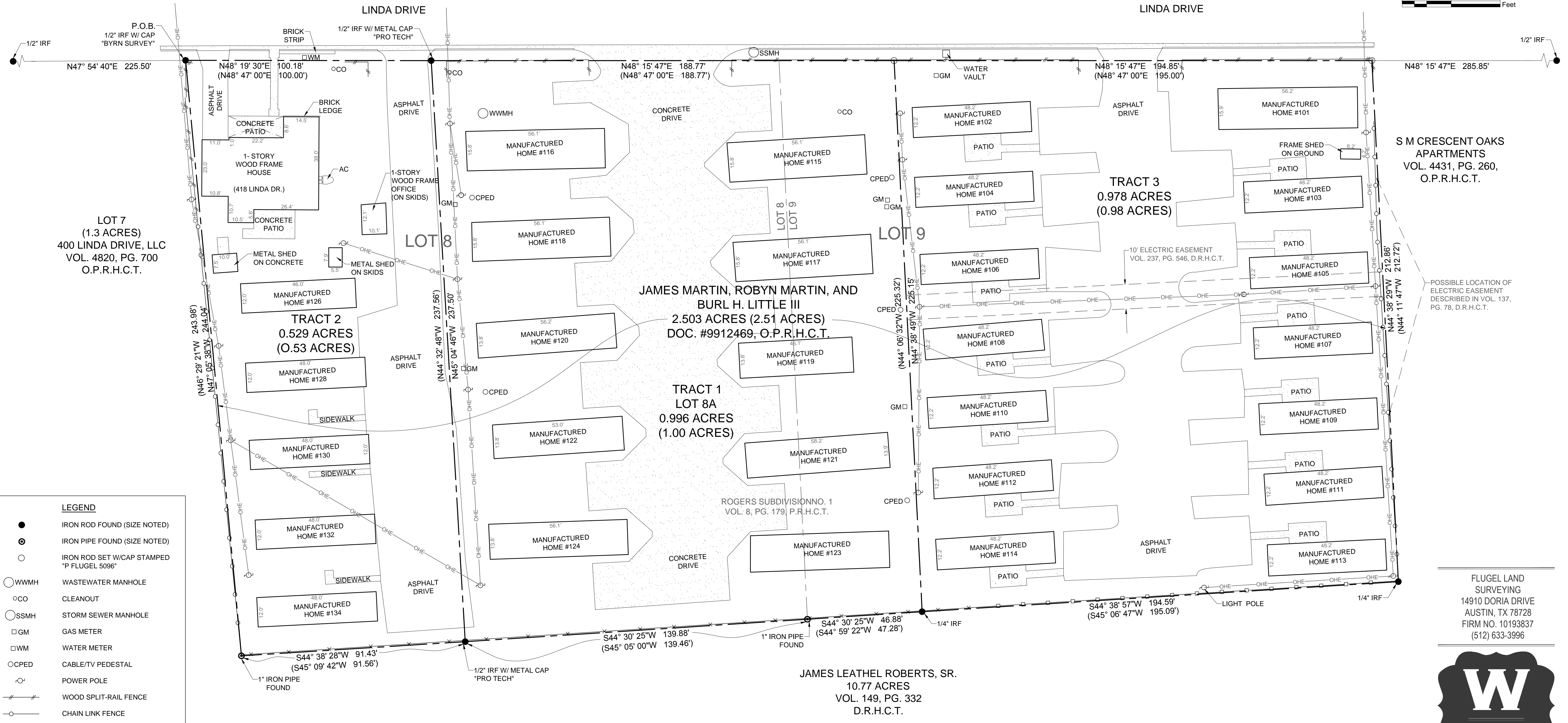
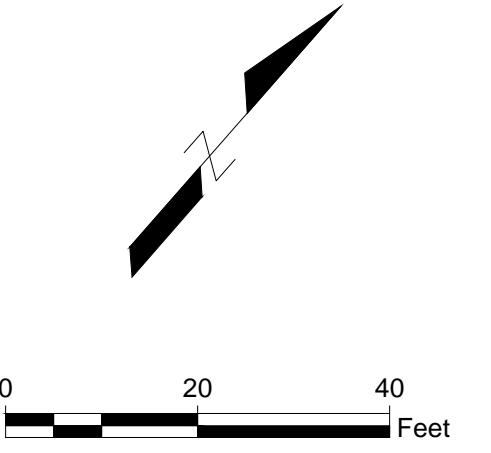


ALTA/ACSM LAND TITLE SURVEY
 LOT 8A, ROGERS SUBDIVISION NO. 1, RECORDED IN VOL. 8, PG. 179, P.R.H.C.T.,
 AND PORTIONS OF LOT 8 AND LOT 9, ROGERS SUBDIVISION NO. 1, RECORDED
 IN VOL. 131, PG. 477, D.R.H.C.T., HAYS COUNTY, TEXAS



LEGEND

●	IRON ROD FOUND (SIZE NOTED)
⊙	IRON PIPE FOUND (SIZE NOTED)
○	IRON ROD SET W/CAP STAMPED "P FLUGEL 5096"
○	WWMH WASTEWATER MANHOLE
○	CO CLEANOUT
○	SSMH STORM SEWER MANHOLE
□	GM GAS METER
□	WM WATER METER
○	CPED CABLE/TV PEDESTAL
○	PO POWER POLE
—/—	WOOD SPLIT-RAIL FENCE
—○—	CHAIN LINK FENCE
—x—	BARBED WIRE FENCE
—□—	WOVEN WIRE FENCE
—O—	OVERHEAD ELECTRIC
R.O.W.	RIGHT OF WAY
P.R.H.C.T.	PLAT RECORDS, HAYS COUNTY, TEXAS
D.R.H.C.T.	DEED RECORDS, HAYS COUNTY, TEXAS
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS

**JAMES MARTIN, ROBYN MARTIN, AND
 BURL H. LITTLE III**
 2.503 ACRES (2.51 ACRES)
 DOC. #9912469, O.P.R.H.C.T.

**TRACT 1
 LOT 8A**
 0.996 ACRES
 (1.00 ACRES)

TRACT 3
 0.978 ACRES
 (0.98 ACRES)

LOT 7
 (1.3 ACRES)
 400 LINDA DRIVE, LLC
 VOL. 4820, PG. 700
 O.P.R.H.C.T.

**S M CRESCENT OAKS
 APARTMENTS**
 VOL. 4431, PG. 260,
 O.P.R.H.C.T.

POSSIBLE LOCATION OF
 ELECTRIC EASEMENT
 DESCRIBED IN VOL. 137,
 PG. 78, D.R.H.C.T.

JAMES LEATHEL ROBERTS, SR.
 10.77 ACRES
 VOL. 149, PG. 332
 D.R.H.C.T.

UTILITY AND IMPROVEMENT NOTE:
 ONLY SURFACE EVIDENCE OF UTILITIES AND IMPROVEMENTS
 ARE SHOWN ON THIS SURVEY.

BEARING BASIS:
 TEXAS STATE PLANE COORDINATES
 NAD83 (SOUTH CENTRAL ZONE 4204)

FLUGEL LAND
 SURVEYING
 14910 DORIA DRIVE
 AUSTIN, TX 78728
 FIRM NO. 10193837
 (512) 633-3996



ENGINEERING & DESIGN
 FIRM # F-15324
 2007 S 1ST STREET, SUITE 103
 AUSTIN, TEXAS 78704
 (512) 394-1900

ALTA/ACSM LAND TITLE SURVEY
LOT 8A, ROGERS SUBDIVISION NO. 1, RECORDED IN VOL. 8, PG. 179, P.R.H.C.T.,
AND PORTIONS OF LOT 8 AND LOT 9, ROGERS SUBDIVISION NO. 1, RECORDED
IN VOL. 131, PG. 477, D.R.H.C.T., HAYS COUNTY, TEXAS

TITLE COMMITMENT

THIS SURVEY CONTAINS THE INFORMATION SHOWN IN SCHEDULE B OF FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT #201402574 EFFECTIVE DATE OCTOBER 20, 2014 WITH THE FOLLOWING CLARIFICATIONS:

1. RESTRICTIVE COVENANTS RECORDED IN VOL. 8, PG. 179, P.R.H.C.T., (TRACT 1); VOL. 133, PG. 306, VOL. 141, PG. 362, AND VOL. 308, PG. 578, D.R.H.C.T., DO AFFECT THE SUBJECT TRACT.

10a. ELECTRIC AND TELEPHONE LINE EASEMENT GRANTED TO THE LOWER COLORADO RIVER AUTHORITY, RECORDED IN VOL. 137, PG. 78, D.R.H.C.T., AND AFFECTED BY INSTRUMENT RECORDED IN VOL. 1324, PG. 857, O.P.R.H.C.T., DOES AFFECT TRACT 3, BUT DEED CONTAINS INSUFFICIENT DATA TO PLOT EXACT LOCATION OF EASEMENT.

10d. ELECTRIC AND TELEPHONE LINE EASEMENT GRANTED TO THE LOWER COLORADO RIVER AUTHORITY, RECORDED IN VOL. 237, PG. 546, D.R.H.C.T., AND AFFECTED BY INSTRUMENT RECORDED IN VOL. 1324, PG. 857, O.P.R.H.C.T., DOES AFFECT THE SUBJECT TRACT. AS SHOWN HEREON.

10g. BLANKET TYPE GAS PIPELINE EASEMENT GRANTED TO ENTEX RECORDED UNDER DOC. #9914067, O.P.R.H.C.T., DOES AFFECT THE SUBJECT TRACT.

10k. APPARENT EASEMENT EVIDENCED BY THE LOCATION OF OVERHEAD ELECTRIC LINES ACROSS THE LINDA DRIVE PROPERTY LINE OUTSIDE OF A DEDICATED EASEMENT AS SHOWN ON THE SURVEY DATED OCTOBER 30, 2014, PREPARED BY PAUL J. FLUGEL, R.P.L.S. NO.5096.

NOTES:

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF TEXAS.
2. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 201402574 WITH AN EFFECTIVE DATE OF OCTOBER 7, 2014 AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
3. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD ARE SHOWN HEREON.
4. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION ZONE 'AH' BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 48209C0393F, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 2, 2005, FOR COMMUNITY NO. 485505 IN TRAVIS COUNTY, STATE OF TEXAS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.
5. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
6. THE PROPERTY HAS DIRECT ACCESS TO LINDA DRIVE, A DEDICATED PUBLIC STREET OR HIGHWAY.
7. THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE PROPERTY IS 0, INCLUDING 0 DESIGNATED HANDICAP SPACES, AND TO THE EXTENT POSSIBLE, ARE GRAPHICALLY SHOWN HERON.
8. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
9. THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO CITY OF AUSTIN.
10. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
11. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

LEGAL DESCRIPTION OF 2.503 ACRES

LEGAL DESCRIPTION OF A 2.503 ACRE (109,041 SQUARE FEET) TRACT OR PARCEL OF LAND OUT OF THE JUAN M. VERAMENDI SURVEY NO. 2, IN HAYS COUNTY, TEXAS, BEING COMPRISED OF THREE TRACTS CONVEYED TO JAMES MARTIN, ROBYN MARTIN, AND BURL A. LITTLE III BY DEED DATED MAY 21, 1999 AS RECORDED IN DOCUMENT 9912469 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; TRACT 1 BEING ALL OF LOT 8A, ROGERS SUBDIVISION NO. 1, AS RECORDED IN VOLUME 8, PAGE 179 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS AND CONTAINING 0.996 ACRES OF LAND (CALLED 1.0 ACRES), TRACT 2 BEING THE REMAINDER OF LOT 8, ROGERS SUBDIVISION NO. 1, AS RECORDED IN VOLUME 131, PAGE 477, OF THE DEED OF HAYS COUNTY, TEXAS CONTAINING 0.529 ACRES OF LAND (CALLED 0.53 ACRES), BEING A PORTION OF THAT CERTAIN 0.55 ACRE TRACT CONVEYED TO BEN I. SCHLEDER AND ELIZABETH SCHLEDER IN VOLUME 1410, PAGE 125, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, AND TRACT 3, BEING THE REMAINDER OF LOT 9, ROGERS SUBDIVISION NO. 1, AS RECORDED IN VOLUME 131, PAGE 477, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS CONTAINING 0.978 ACRES OF LAND (CALLED 0.98 ACRES), AS CONVEYED TO BEN I. SCHLEDER AND ELIZABETH SCHLEDER IN VOLUME 1293, PAGE 735; SAID 2.503 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AND THE ACCOMPANYING SURVEY AS FOLLOWS:

BEGINNING at a 1/2" iron rod found with a plastic cap stamped "Byrn Survey" in the southeast right of way line of Linda Drive, for the west corner of said called 0.53 acre tract, and the north corner of that certain 1.30 acre tract conveyed to 400 Linda Drive LLC in Volume 4820, page 700, Official Public Records, Hays County Texas;

THENCE, N48°19'30"E, with said southeasterly right of way line of Linda Drive, same being the northwesterly line of said called 0.53-acre tract, and said remainder of Lot 8, for a distance of 100.18 feet to a 1/2" iron rod found with a metal cap stamped "Pro Tech", for the west corner of said Lot 8A;

THENCE, N48°15'47"E, continuing with said southeasterly right of way line of Linda Drive, and along the northwesterly line of said Lot 8A, for a distance of 188.77 feet to a 1/2" iron rod set with a plastic cap stamped "P Flugel 5096", for the north corner of said Lot 8A, same being the west corner of said called 0.98 acre tract;

THENCE, N48°15'47"E, continuing with said southeasterly right of way line of Linda Drive, and along the northwesterly line of said called 0.98 acre tract for a distance of 194.85 feet to a 1/2" iron rod set with a plastic cap stamped "P Flugel 5096", for the north corner of said 0.98 acre tract, same being the west corner of that certain 4.998 acre tract, as conveyed to SM Crescent Oaks Apartments in Volume 4431, Page 260, Official Public Records, Hays County, Texas, from which a 1/2" iron rod found at the north corner of said 4.998 acre tract bears N48°15'47"E a distance of 285.85 feet;

THENCE, S44°38'29"E, leaving said right-of-way line of Linda Drive and with the common line between said 4.998 acre SM Crescent Oaks Apartments tract and said 0.98 acre tract a distance of 212.86 feet to a 1/2" iron rod found for the east corner of said 0.98 acre tract, same being the east corner of said Lot 9, Rogers Subdivision No. 1, and also being the north corner of that certain 10.77 acre remainder tract (originally 14.96 acres) conveyed to James Leathel Roberts, Sr. in Volume 149, Page 332, Deed Records, Hays County, Texas;

THENCE, S44°38'57"W, with the common line between the southeasterly line of said 0.98 acre tract, same being the southeasterly line of said Lot 9, and the northwesterly line of said 10.77 acre Roberts tract a distance of 194.59 feet to a 1/2" iron rod found for the south corner of said 0.98 acre tract, same being the east corner of said Lot 8A, Rogers Subdivision No. 1,

THENCE, with the common line between said Lot 8A, and the northwesterly line of said 10.77 acre Roberts tract for the following two courses:

1) S44°30'25"W, a distance of 46.88 feet to a 1" iron pipe found for the south corner of the original Lot 9, same being the east corner of the original Lot 8, Rogers Subdivision No. 1,

2) S44°30'25"W, a distance of 139.88 feet to the south corner of said Lot 8A, same being the east corner of said 0.53 acre tract;

THENCE, S44°38'28"W, with the common line between said 0.53 acre tract, and the northwesterly line of said 10.77 acre Roberts tract a distance of 91.43 feet to a 1" iron rod found for the south corner of said 0.53 acre tract, same being the east corner of said 1.30 acre "400 Linda Drive, LLC" tract;

THENCE, N47°05'38"W, with the common line between said 0.53 acre tract, and said 1.30 acre tract; a distance of 244.04 feet to the POINT OF BEGINNING and containing 2.503 acres of land, more or less.

BEARING BASIS: NAD 83, Texas State Plane Coordinate System, South Central Zone, 4204

LEGAL DESCRIPTION OF TRACTS:

TRACT 1: LOT 8A ROGERS SUBDIVISION NO. 1, A SUBDIVISION IN HAYS COUNTY, TEXAS, RECORDED IN VOL. 8, PG. 179, P.R.H.C.T.

TRACT 2: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.53 OF ONE ACRE, MORE OR LESS, OUT OF AND A PART OF LOT 8, ROGERS SUBDIVISION NO. 1, A SUBDIVISION IN HAYS COUNTY, TEXAS, RECORDED IN VOL. 131, PG. 477, D.R.H.C.T.

TRACT 3: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.98 OF ONE ACRE, MORE OR LESS, OUT OF AND A PART OF LOT 9, ROGERS SUBDIVISION NO. 1, A SUBDIVISION IN HAYS COUNTY, TEXAS, RECORDED IN VOL. 131, PG. 477, D.R.H.C.T.

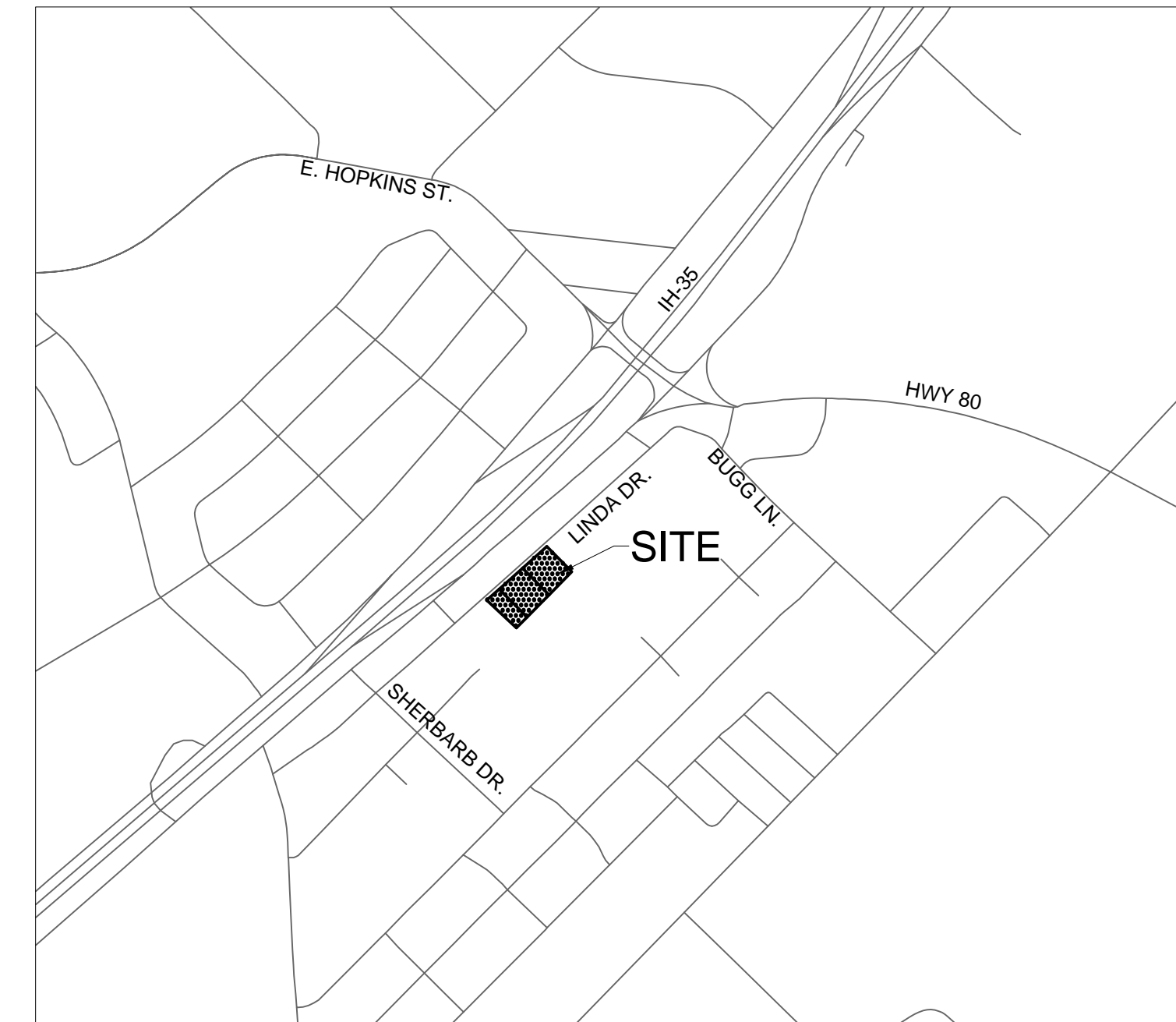
ZONING CLASSIFICATION & RESTRICTIONS:

THIS PROPERTY IS MH (MANUFACTURED HOME DISTRICT) WITH THE FOLLOWING RESTRICTIONS:

HEIGHT REGULATIONS:
 MAXIMUM HEIGHT IS 2 STORIES

SIZE OF LOT REGULATIONS:
 MINIMUM LOT AREA - 3200 SQ FEET
 MINIMUM LOT WIDTH - 40 FEET

SIZE OF YARDS REGULATIONS:
 MINIMUM FRONT YARD - 10 FEET
 MINIMUM INTERIOR SIDE YARD - 5 FEET
 MINIMUM EXTERIOR SIDE YARD - 25 FEET
 MINIMUM REAR YARD - 20 FEET



VICINITY MAP
(NOT TO SCALE)

TO: MHP FUNDS, LLC, A COLORADO LIMITED LIABILITY COMPANY, AND FIRST AMERICAN TITLE INSURANCE COMPANY, AND HERITAGE TITLE COMPANY OF AUSTIN, INC.

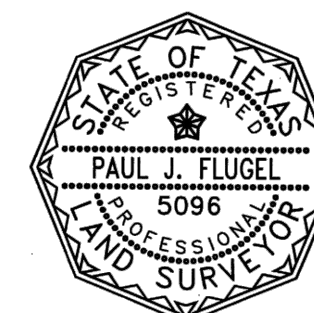
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 13, 14, 16, 17, 18, AND 20(a) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 28, 2014.

AS SURVEYED BY:

Paul J. Flugel

PAUL J. FLUGEL
 R.P.L.S. #5096
 STATE OF TEXAS
 FIRM NO. 10193837

DATE OF PLAT OR MAP:
 10-30-14



APPROVED
 By HBusa at 8:05 am, Nov 04, 2014

FLUGEL LAND
 SURVEYING
 14910 DORIA DRIVE
 AUSTIN, TX 78728
 FIRM NO. 10193837
 (512) 633-3996



ENGINEERING & DESIGN

FIRM # F-15324
 2007 S 1ST STREET, SUITE 103
 AUSTIN, TEXAS 78704
 (512)394-1900

SHEET
 2 OF 2