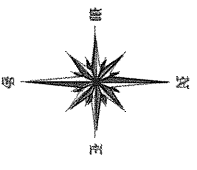


CALLED 3.85 ACRES
LAZY OAK ARG, LLC
535/708-D.R.B.C.

CALLED .68 ACRES
AMSTAD DR CO, LTD
190/363-D.R.B.C.

LINE	BEARING	DISTANCE
L1	N88°52'50"E	4.19'



VARIANCE TO MAKE
SIDEYARD SB 5'

VARIANCE TO MAKE
REAR SB 10'

VARIANCE TO MAKE
SIDEYARD SB 5'

CALLED 0.8 ACRES
BRIAN E. CAREY, ET UX
189/814-D.R.B.C.

0.859 ACRES±
0.859 ACRES TRACT
OUT OF CALLED 1.76 ACRE
TRACT
J. DUEL SURVEY NO. 147
ABSTRACT NO. 147
TEXAS HOUSING FOUNDATION
DOC. NO. 193226 O.P.R.B.C.

0.897 ACRES±
0.897 ACRES TRACT
REMAINDER OF CALLED 1.76
ACRES TRACT
J. DUEL SURVEY NO. 172,
ABSTRACT NO. 147
TEXAS HOUSING FOUNDATION
DOC. NO. 193226 O.P.R.B.C.

CALLED .86 ACRES
MICKY THOMPSON
98/356-D.R.B.C.

CURVE	DELTA	ANGLE	RADIUS	ARC	LEN	CHD	LEN	CHD	BRG
C1	44°05'03"	10.31'	7.93'	7.74'	53°43'6.47"E				

LEGEND	
---/---	VOLUME/PAGE
...	D.R.B.C. DEED RECORDS BLANCO CO.
...	O.P.R.B.C. OFFICIAL PUBLIC RECORDS
...	BLANCO COUNTY RECORDED INFO/SUBJECT
()	FIRE HYDRANT
⊙	WATER VALVE
⊙	SANITARY
⊙	GUY WIRE
⊙	OVERHEAD UTILITY
⊙	WATER METER
⊙	CLEAN OUT
⊙	EDGE/PAVEMENT/GRAVEL
⊙	CHAIN LINK FENCE
⊙	WOOD OR METAL FENCE
⊙	WIRE FENCE
⊙	OVERHANG/COVERED AREA
⊙	L.P. TANK

- NOTES:**
- 1) NO FLOODPLAIN MAPS EXIST FOR THIS PROPERTY
 - 2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
 - 3) OWNER TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATORY AGENCIES AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.
 - 4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY HAVE ADDITIONAL ENCUMBRANCES, SURVEYOR NOT RESPONSIBLE FOR ANY ENCUMBRANCES THAT A TITLE COMMITMENT MAY DISCLOSE.

AUTOCAD BASEFILE RELEASED 1-25-2021

LOCAL ADDRESS: 206 U.S. 281 S, JOHNSON CITY, TEXAS.

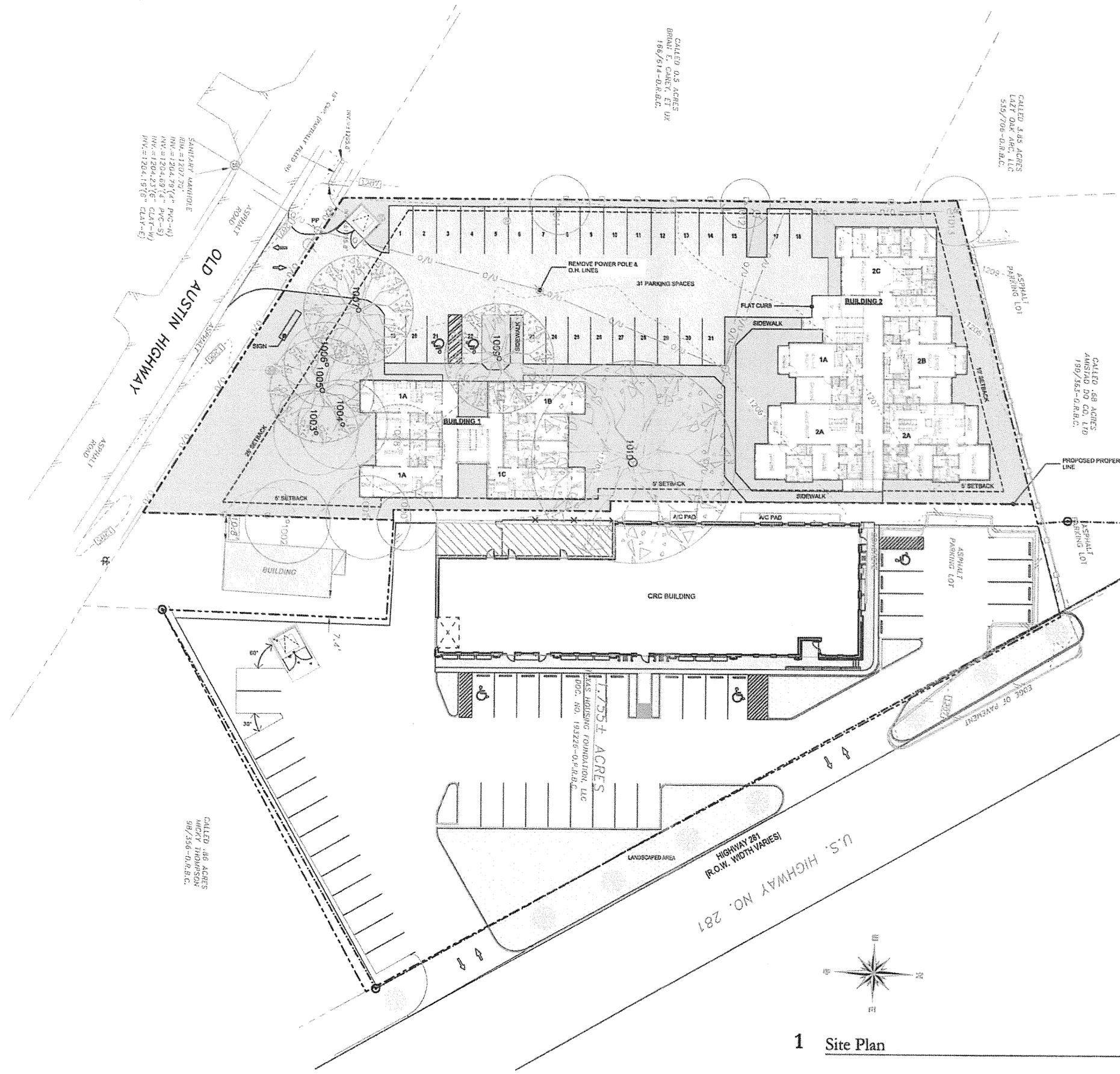
LEGAL DESCRIPTION: BEING A 0.859 ACRE TRACT OF LAND OUT OF THE JOSEPH DUEL SURVEY NO. 172, ABSTRACT NO. 147 IN BLANCO COUNTY, TEXAS, FURTHER BEING A PORTION OF THAT SAME TRACT OF LAND DESCRIBED IN WARRANTY DEED TO TEXAS HOUSING FOUNDATION, LLC., RECORDED IN DOCUMENT NO. 193226, OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS.
SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF THE CITY OF JOHNSON CITY, BLANCO COUNTY, TEXAS.

AT YOUR REQUEST WE ARE FURNISHING YOU WITH THIS AUTOCAD DRAWING BECAUSE THE CAD INFORMATION STORED IN ELECTRONIC FORM CAN BE MODIFIED BY OTHER PARTIES INTENTIONALLY OR OTHERWISE, WITHOUT NOTICE OR INDICATION OF SAID MODIFICATIONS. CUPPLIN & ASSOC., INC. RESERVES THE RIGHT TO REMOVE ALL INKSCOPES OF ITS OWNERSHIP AND/OR INVOLVEMENT IN MATERIAL FROM EACH ELECTRONIC MEDIUM NOT HELD IN ITS POSSESSION. THIS MATERIAL SHALL NOT BE USED BY YOU OR TRANSFERRED TO ANY OTHER PARTY FOR USE IN ANY OTHER PROJECTS. ADDITIONS TO THE CURRENT PROJECT OR FOR ANY OTHER PURPOSE FOR WHICH THE MATERIAL WAS NOT STRICTLY INTENDED BY CUPPLIN & ASSOC., INC. WITHOUT OUR EXPRESS WRITTEN PERMISSION ANY UNAUTHORIZED MODIFICATION OR REUSE OF THE MATERIAL SHALL BE AT YOUR SOLE RISK, AND YOU AGREE TO DEFEND, INDEMNIFY, AND HOLD CUPPLIN & ASSOC., INC. HARMLESS FOR ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES AND ATTORNEYS FEES ARISING OUT OF THE UNAUTHORIZED MODIFICATION OR USE OF THESE MATERIALS. FURTHERMORE ALL LITERATURE SHOWN HEREON IS TO BE FIELD VERIFIED BY YOUR COMPANY (USE AT YOUR OWN RISK) AS SOME LINES ARE SIMPLY FOR OUR GRAPHICAL REPRESENTATION. MANY OF THE SYMBOLS AND HOUSE LINES AS SHOWN HEREON MAY BE GRAPHICAL REPRESENTATIONS AND MAY NOT REFLECT THE EXACT MEASURED DISTANCES. WE ARE NOT LIABLE FOR ANY SUCH ERRORS AS THIS DRAWING FILE WAS NOT PREPARED FOR THE EXCLUSIVE USE OF A HOME REMODEL/ADDITION.

THE RECIPIENT UNDERSTANDS THAT THE USE OF ANY PROJECT RELATED COMPUTER DATA CONSTITUTES ACCEPTANCE OF THE ABOVE CONDITIONS.
PRELIMINARY DOCUMENT FOR CLIENT REVIEW AND COMMENT. PURSUANT TO THE STATE OF TEXAS ADMINISTRATIVE CODE SECTION 663.18d, THIS DOCUMENT IS "PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

PRELIMINARY

PURSUANT TO THE STATE OF TEXAS ADMINISTRATIVE CODE SECTION 663.18c, THIS DOCUMENT IS "PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"



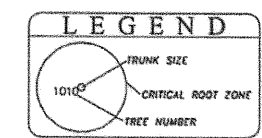
LEGEND

VOLUME/PAGE
 D.R.B.C. DEED RECORDS BLANCO CO.
 D.P.R.B.C. CRITICAL PUBLIC RECORDS
 BLANCO COUNTY

() RECORD INFO/SUBJECT
 F FIRE HYDRANT
 W WATER VALVE
 S SANITARY
 U UTILITY POLE
 G GUY WIRE
 O OVERHEAD UTILITY
 M WATER METER
 C CLEAN OUT
 E EDGE/PAVEMENT/GRAVEL
 F CHAIN LINK FENCE
 W WOOD OR METAL FENCE
 W WIRE FENCE
 O OVERHANG/COVERED AREA
 T L.P. TANK

TREE TABLE

TREE NO.	TRUNK DIA.	SPECIES	MULTI-TRUNK
1000	12"	LIVE OAK	
1001	17"	HACKBERRY	
1002	17"	LIVE OAK	12 10
1003	17"	LIVE OAK	
1004	18"	LIVE OAK	
1005	17"	LIVE OAK	
1006	17"	LIVE OAK	
1007	22"	LIVE OAK	
1008	18"	LIVE OAK	
1009	22"	LIVE OAK	
1010	41"	LIVE OAK	28 28
1011	12"	HACKBERRY	
1012	16"	HACKBERRY	
1013	14"	HACKBERRY	10 8



UNIT MIX

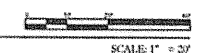
1A (1BR/1BA)	560 SF	6 TOTAL UNITS
1B (1BR/1BA)	707 SF	2 TOTAL UNITS
1C (1BR/1BA)	707 SF	2 TOTAL UNITS
2A (2BR/2BA)	1,135 SF	4 TOTAL UNITS
2B (2BR/2BA)	970 SF	2 TOTAL UNITS
2C (2BR/2BA)	1,000 SF	2 TOTAL UNITS

FIRST FLOOR AREA = 5,079
 SECOND FLOOR AREA = 5,979
 TOTAL BUILDING AREA = 10,158

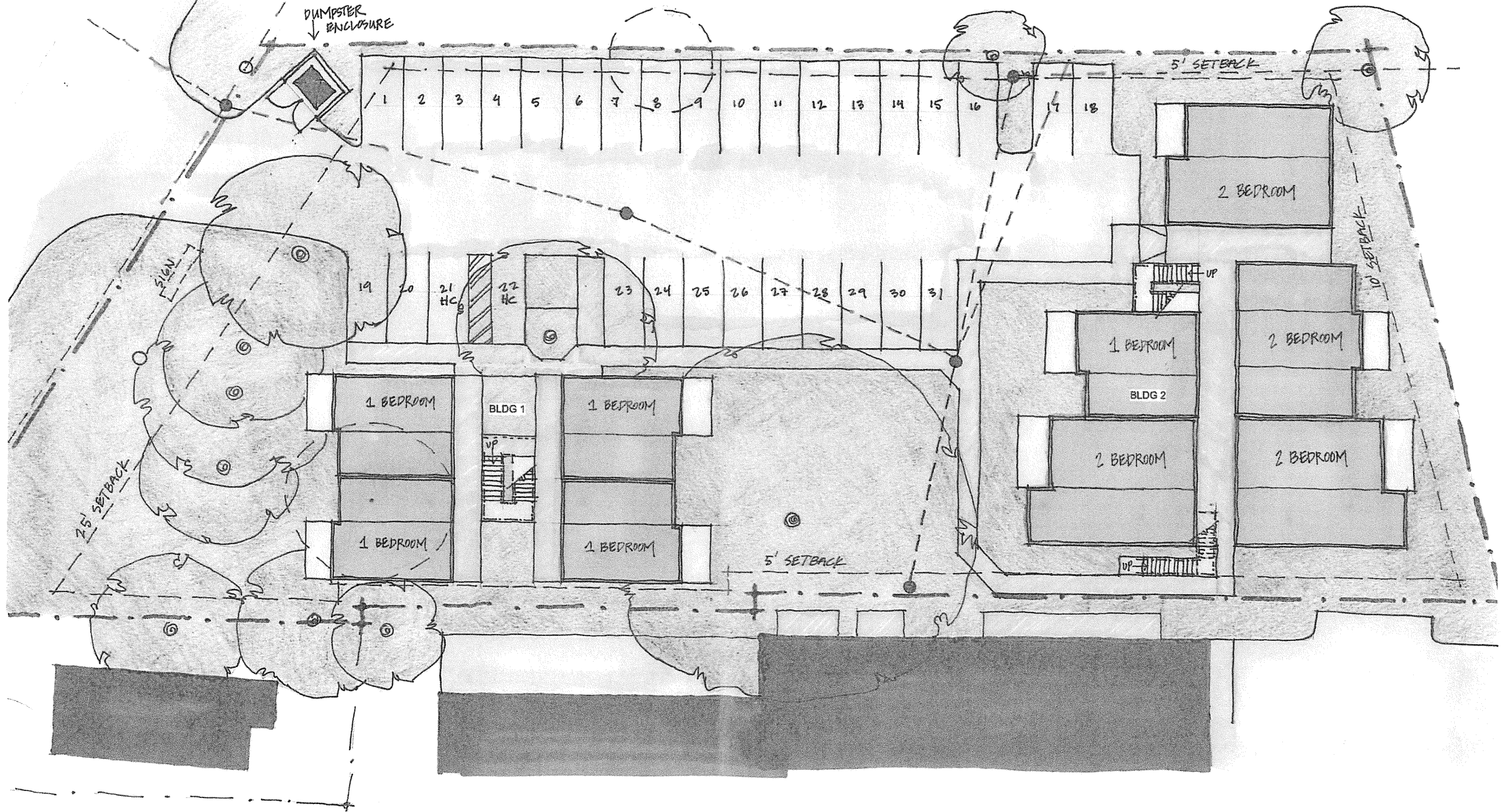
PARKING

10 1BR/1BA UNITS X 1.5 SPACES = 15
 8 2BR/2BA UNITS X 2 SPACES = 16
 PARKING REQUIRED 31

1 Site Plan

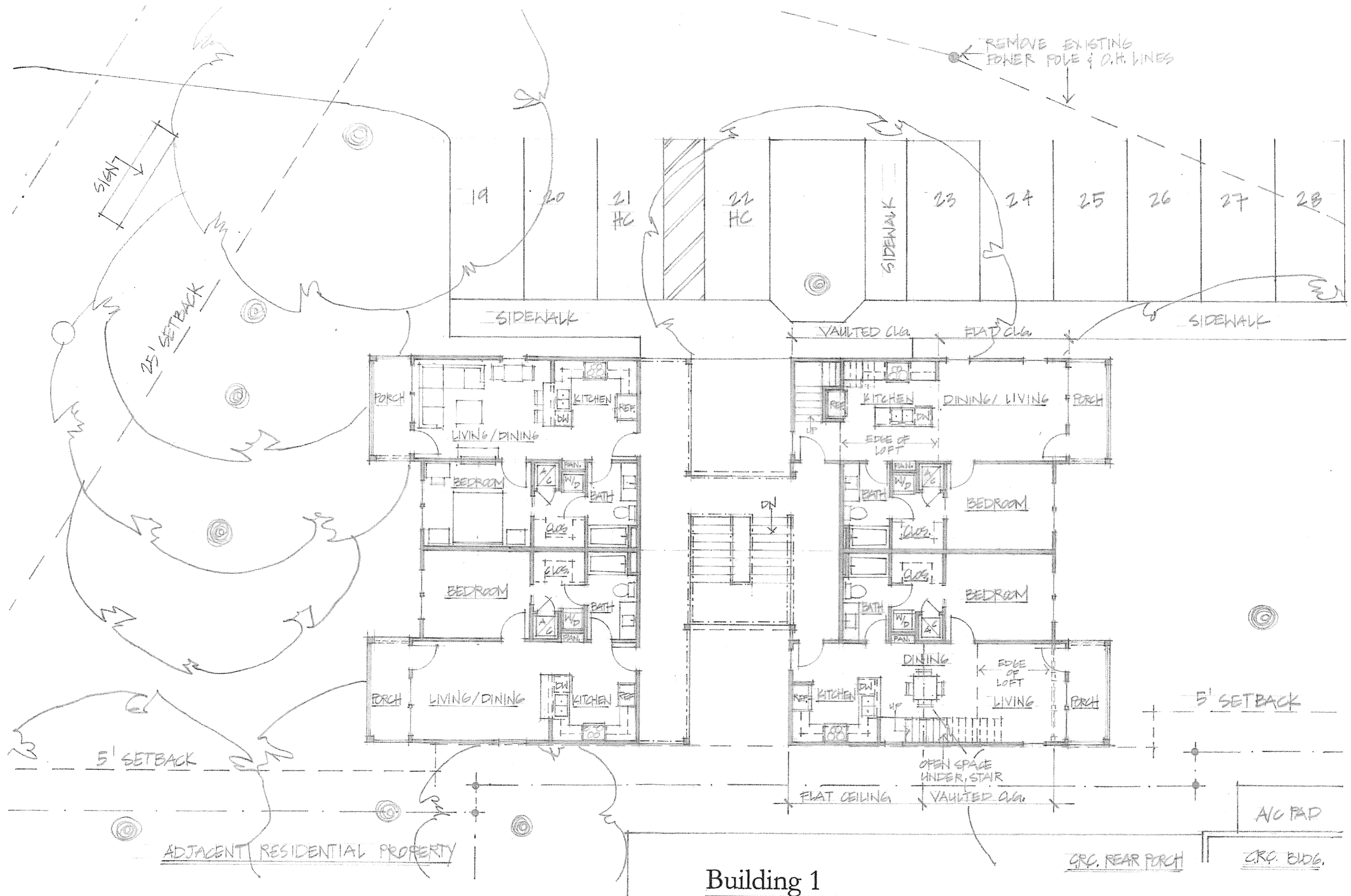


NOTE: (10) 1 BEDROOM APARTMENTS = 1.5 x 10 = 15
 (8) 2 BEDROOM APARTMENTS = 2 x 8 = 16
 31 PARKING SPACES



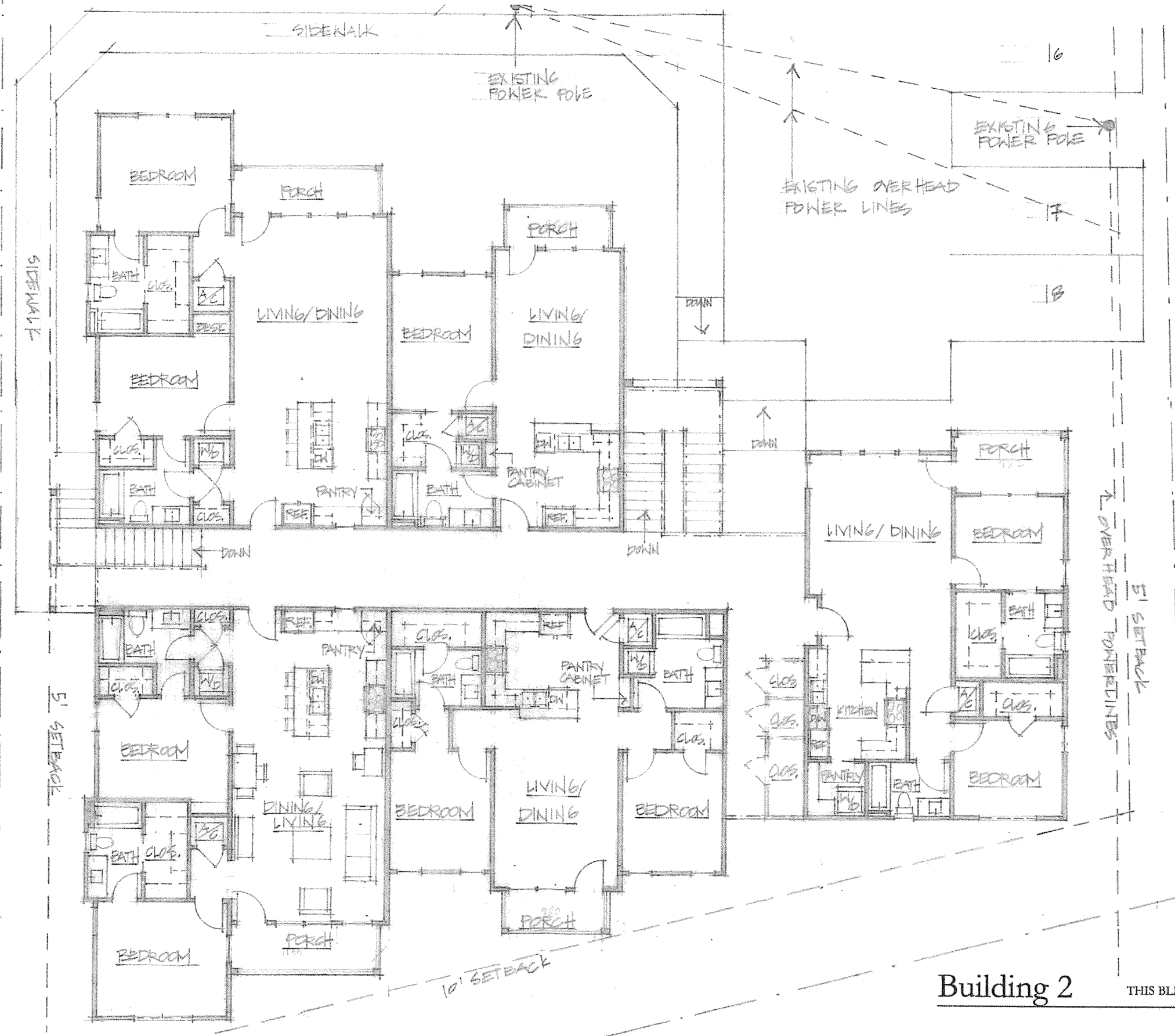
Schematic Site Plan

SCALE: 1" = 20'-0"



Building 1

SCALE: 1" = 10'-0"

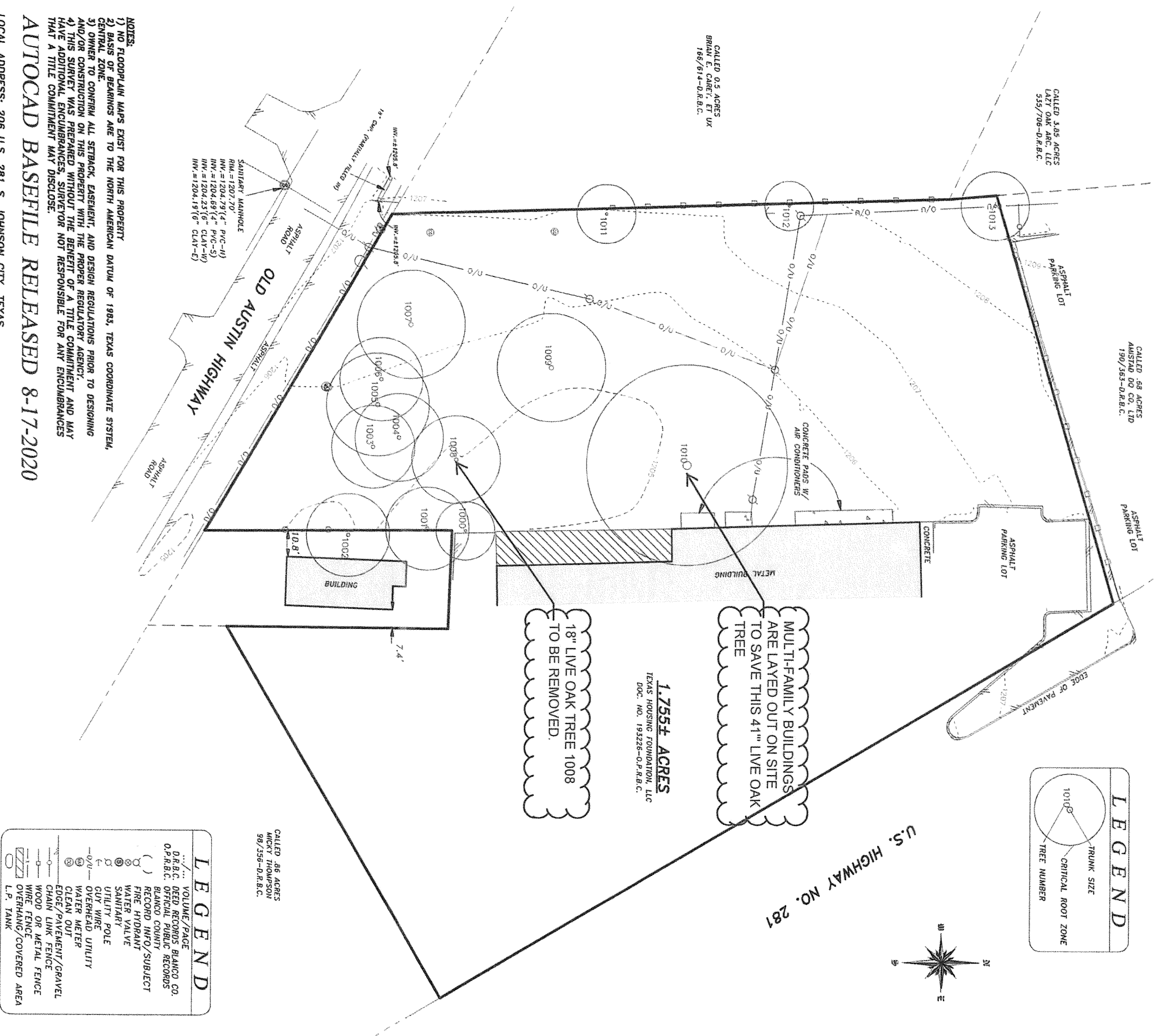


Building 2

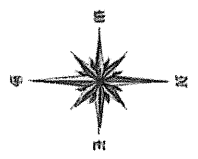
THIS BLDG 2 IS ROTATED 90 DEGREES

SCALE: 1" = 10'-0"

BOUNDARY SURVEY WITH TREES, TOPO AND UTILITIES



LEGEND	
	TRUNK SIZE
	CRITICAL ROOT ZONE
	TREE NUMBER



U.S. HIGHWAY NO. 281

1.7554 ACRES
TEXAS HOUSING FOUNDATION, LLC
DOC. NO. 193228-0-P.R.B.C.

CALLED 0.5 ACRES
BRIAN E. CAREY, ET UX
186/614-D.R.B.C.

CALLED 58 ACRES
AMSTAD OO CO, LTD
190/363-D.R.B.C.

CALLED 3.85 ACRES
LATE OAK ARC, LLC
335/706-D.R.B.C.

CALLED 86 ACRES
MICKY THOMPSON
98/356-D.R.B.C.

LEGEND	
.../.../...	VOLUME/PAGE
D.R.B.C. DEED RECORDS BLANCO CO.	
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BLANCO COUNTY	RECORD INFO/SUBJECT
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⊖	UTILITY POLE
—	CUT WIRE
-0/-	OVERHEAD UTILITY
⊕	WATER METER
—	CLEAN OUT
—	EDGE/PAVEMENT/GRAVEL
—	CHAIN LINK FENCE
—	WOOD OR METAL FENCE
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1010	41"	LIVE OAK	28 26
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1012	10"	HACKBERRY	
1013	14"	HACKBERRY	10 8

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AUTOCAD BASEFILE RELEASED 8-17-2020

LOCAL ADDRESS: 206 U.S. 281 S, JOHNSON CITY, TEXAS.

LEGAL DESCRIPTION: BEING A 1.755 ACRE TRACT OF LAND OUT OF THE JOSEPH DUEL SURVEY NO. 172, ABSTRACT NO. 147 IN BLANCO COUNTY, TEXAS, FURTHER BEING A PORTION OF THAT SAME TRACT OF LAND DESCRIBED IN WARRANTY DEED TO TEXAS HOUSING FOUNDATION, LLC, RECORDED IN DOCUMENT NO. 193226, OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS. SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF THE CITY OF JOHNSON CITY, BLANCO COUNTY, TEXAS.

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PRELIMINARY DOCUMENT FOR CLIENT REVIEW AND COMMENT PURSUANT TO THE STATE OF TEXAS ADMINISTRATIVE CODE SECTION 663.184. THIS DOCUMENT IS "PRELIMINARY", THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.