

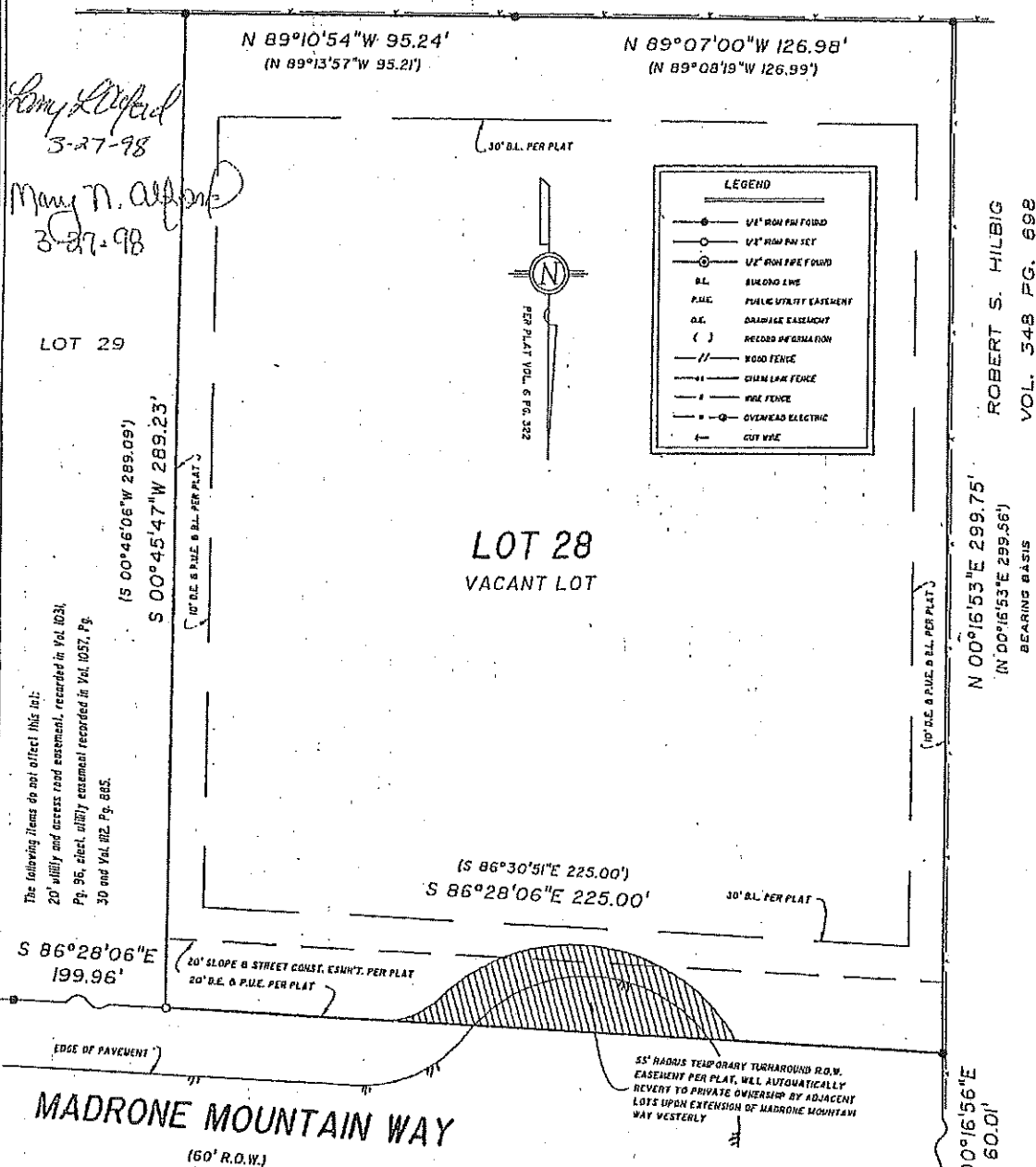
SURVEY PLAT OF: 13229 MADRONE MOUNTAIN WAY, AUSTIN, TEXAS, 78739

LEGAL DESCRIPTION: LOT 28, HILLS OF TEXAS ESTATES, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 6, PAGE 322, PLAT RECORDS OF HAYS COUNTY, TEXAS.

REFERENCE: LARRY L. ALFORD AND MARY N. ALFORD

FRIENDSHIP RANCH PH. 2 VOL. 6 PG. 103-115

LOT 68



MADRONE MOUNTAIN WAY
(60' R.O.W.)

Restrictive Covenants recorded in Volume 6, Page 322, Plat Records, Hays County, Volume 355, Page 345, Deed Records, Hays County, Volume 1150, Page 887 and Volume 1200, Page 270, Official Public Records, Hays County, Texas, affect this lot.

Rights of ingress and egress as set out in Volume 459, Page 862, Volume 459, Page 865, Volume 459, Page 868 and Volume 459, Page 874 of the Real Property Records, Hays County, Texas, affect this lot.

Blanket type electric and telephone distribution or transmission line easement granted P.E.C., Inc., recorded in Volume 1205, Page 303, Real Property Records, Hays County, Texas, affects this lot.

Blanket type water line easement granted Hill Country Supply Corp., which will revert to a 15' strip of land centered on a Pipeline(s) as installed, recorded in Volume 940, Page 74, Real Property Records, Hays County, Texas, affects this lot.

This property is in Zone "X" of the F.E.M.A. Flood Insurance Rate Map for Hays County, Texas, Community Panel No. 480321 0070b, dated June 16th, 1993.

THE STATE OF TEXAS **TO THE LIEN HOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED**
COUNTY OF TRAVIS **AND TO FIDELITY NATIONAL TITLE INSURANCE COMPANY**

The undersigned does hereby state that this survey was this day made on the ground of the property legally described hereon and to the best of his information, knowledge and belief is correct, and that there are no discrepancies, conflicts, shortage in area, visible utility line or roads in place, except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown hereon.

Point-Line Services, Inc.

Land & Engineering Surveying

MELVIN LINDSEY, R.P.L.S. 1587

1301 Capital Of Texas Hwy. South Suite A-238
Austin, Texas 78748

Tel.(512)328-8217 Fax(512)328-6848

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

Dated this the 17th day of March, 1998.

Job No. 3640398 scale: 1"= 40' G.F. No. 987216