

TONY LEON JACOBS JR.
3.913 ACRES
(DOC. NO 2012084284)

CURVE TABLE				
CURVE	RADIUS	ARC	BEARING	CHORD
C1	60.00'	171.12'	S 27°40'16"W	118.74'
(C1)	(60.00')	(205.52')	(S 27°35'40"W)	(118.78')
C2	25.00'	20.58'	N 78°07'36"W	20.01'
(C2)	(25.00')	(20.62')	(N 77°53'52"W)	(20.07')

PEGGY TALBOT
7.999 ACRES
VOL. 12963, PG. 196

ANGEL VALLEY DRIVE

LOT 20
(50' PRIVATE STREET, DE & PUE)

LOT 16

LOT 15B

NELSON LEE
49.243 ACRES
(VOL. 11095, PG. 2380)

- LEGEND**
- 1/2" ROD FOUND
 - COTTON GIN SPINDLE FOUND
 - () RECORD INFORMATION
 - PROANE TANK
 - SEPTIC
 - UTILITY POLE
 - DOWN GUY
 - OH OVERHEAD UTILITY LINE(S)
 - SEPTIC
 - BL BUILDING LINE
 - DE DRAINAGE ESMT
 - PUE PUBLIC UTILITY ESMT
 - NPSP NON POINT SOURCE POLLUTION AREA
 - JAE JOINT ACCESS ESMT
 - X - WIRE FENCE



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

INDEPENDENCE TITLE

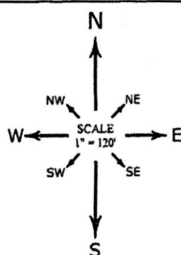
I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO BOUNDARY LINE CONFLICTS, ENCROACHMENTS OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND CERTIFIES 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.

RESTRICTIONS

SUBJECT TO RESTRICTIONS IN VOL. 12726, PG. 356, VOL. 12726, PG. 376, VOL. 12767, PG. 157 AND AS PER PLAT IN VOL. 97, PG. 224.
SUBJECT TO BUILDING LINES RECORDED IN VOL. 12726, PG. 356.
SUBJECT TO EASEMENTS RECORDED IN VOL. 12726, PG. 356.
SUBJECT TO AN INGRESS AND EGRESS EASEMENT PER VOL. 12736, PG. 356 AND VOL. 12726, PG. 343.
SUBJECT TO A BLANKET TYPE UTILITY EASEMENT RECORDED IN DOC. 2014090527.
SUBJECT TO ACCESS EASEMENT RECORDED IN DOC. 2014193865.

LEGAL DESCRIPTION

LOT 16, LONESOME VALLEY RANCH, SECTION ONE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 97, PAGE 224, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.



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F.I.R.M. MAP INFORMATION

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. 48453C0095H PANEL: 0095H DATED: 09/26/2008 THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

ADDRESS

JACOB A. WEBRE and JOANNE M. WEBRE
18408 ANGEL VALLEY DRIVE
LEANDER, TRAVIS COUNTY, TEXAS.

SURVEY DATE:	MARCH 3, 2015	FILED BY:	REX NOWLIN	03/02/2015
TITLE CO.:	INDEPENDENCE TITLE	CALC. BY:	CHRIS ZOTTER	03/03/2015
G.F. NO.:	1503885-LAK	DRAWN BY:	ADRIEL LOPEZ	03/03/2015
JOB NO.:	A0212615	RPLS CHECK:	EDWARD RUMSEY	03/03/2015