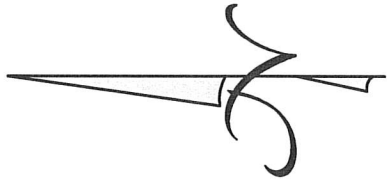


BEING 21.79 ACRES OF LAND, MORE OR LESS, OUT OF THE ROBERT MOORE SURVEY, ABSTRACT NO. 547, TRAVIS COUNTY, TEXAS, BEING THAT TRACT CONVEYED TO FRANK CIMINO, BY DEED RECORDED IN DOCUMENT NO. 2011138954, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

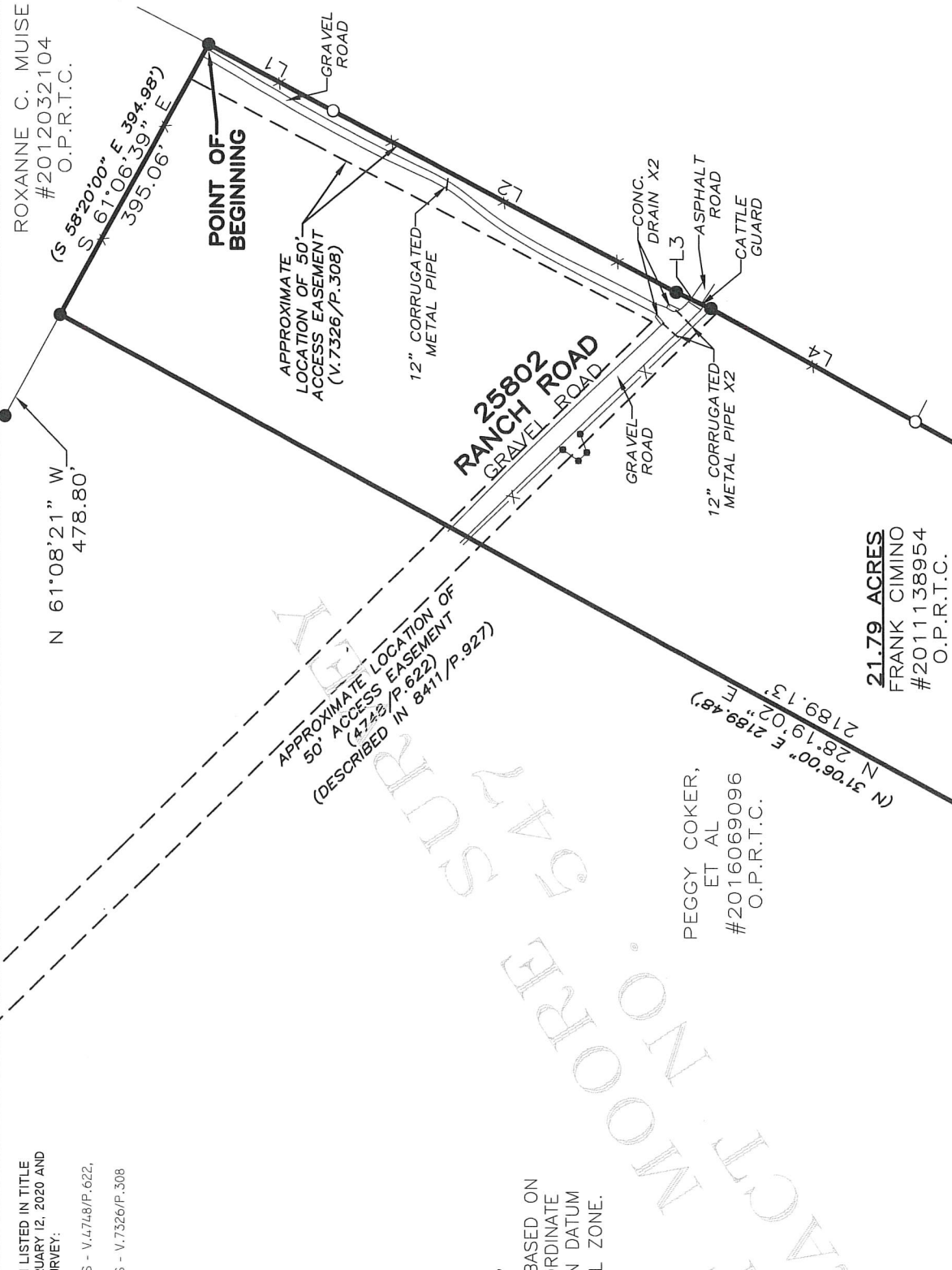
JOB NO: 20-0211
DRAWN: RCG
F.C.: JG/EW

RESTRICTIVE COVENANTS:
ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN TITLE COMMITMENT #20-0431, EFFECTIVE DATE OF FEBRUARY 12, 2020 AND RE-LISTED BELOW WERE CONSIDERED FOR THIS SURVEY:

10A.) 50' RIGHT-OF-WAY FOR INGRESS AND EGRESS - V.4748/P.622,
#2005156974 (SUBJECT TO)
10B.) 50' RIGHT-OF-WAY FOR INGRESS AND EGRESS - V.7326/P.308
(SUBJECT TO)



Scale: 1" = 200'
BEARINGS CITED HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983/93, TEXAS CENTRAL ZONE.



21.79 ACRES
FRANK CIMINO
#2011138954
O.P.R.T.C.

PEGGY COKER,
ET AL
#2016069096
O.P.R.T.C.

JERRI GARNER
#2004015629
O.P.R.T.C.

LEANDER HILLS
V.83/P.109A
P.R.T.C.

APPROXIMATE FEMA
100 YEAR FLOOD PLAIN
ZONE "A"
NO BASE FLOOD
ELEVATION DETERMINED
PER F.E.M.A. FLOOD
INSURANCE RATE MAP
#48453C0080J

LEGEND	
●	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET WITH PINK CAP STAMPED "TLS"
+	CALCULATED POINT
///	PAVEMENT
■	FENCE POST
-XX-	CHAIN LINK FENCE
-X-	WIRE FENCE
○	UTILITY POLE
-ET-	ELECTRIC/TELEPHONE LINES
()	RECORD INFORMATION
CONC.	CONCRETE
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS

CERTIFY TO: MONTEITH TITLE / TEXAN TITLE INSURANCE COMPANY / JAMES DOUGLAS FELLERS AND LORETTA CHRISTINE FELLERS / GF# 20-0431
STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON §
THAT SURVEYOR FOR TEXAS LAND SURVEYING, INC., HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AND THAT SAID PROPERTY ADJOINS A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

Texas Land Surveying, Inc.

-A Land Surveying and Geoscience Firm-
3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 fax www.texas-ls.com
TBPLS FIRM NO.10056200 GEOSCIENCE FIRM NO.50538

IF THIS DOCUMENT DOES NOT CONTAIN THE RED STAMPED SEAL OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY. TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED/ILLEGAL DOCUMENT.

LINE TABLE	
NUMBER	DIRECTION
L1	S 27°43'35" W
L2	S 27°26'35" W
L3	S 24°54'13" W
L4	S 28°35'00" W
L5	S 28°21'20" W
L6	S 27°19'02" W
L7	N 11°31'58" W
L8	N 26°02'58" W
RECORD LINE TABLE	
NUMBER	DIRECTION
L1	S 30°30'00" W
L2	S 30°13'00" W
L3	S 27°16'00" W
L4	S 31°26'00" W
L5	S 31°07'00" W
L6	S 30°06'00" W
L7	N 08°45'00" W
L8	N 23°16'00" W

THIS AREA DOES APPEAR TO BE IN SPECIAL FLOOD HAZARD AREAS PER FEMA'S FLOOD INSURANCE RATE MAP #48453C0080J, DATED JAN. 22, 2020. THIS STATEMENT IS NOT MADE IN LIEU OF AN ELEVATION CERTIFICATE.



Witness my hand and seal this the 28th Day of February, 2020 A.D.