

Being 12.25 acres of land situated in Travis County, Texas, out of the Sumner Bacon Survey No. 62, Abstract 63 and being a portion of that certain tract of land described as 105.637 acres in a Deed granted to Homer L. Biggerstaff, et ux, dated May 8, 1972 and recorded in Volume 4346, page 733 of the Deed records of Travis County, Texas

JOB NO: 80028

DRAWN: JRB

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CONCRETE

767.64

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F.C.: JG

CERTIFY TO: INDEPENDENCE TITLE / NATIONAL INVESTORS TITLE / PAUL N. GEORGE & DEBRA S. GEORGE / GF#1414934-CPK

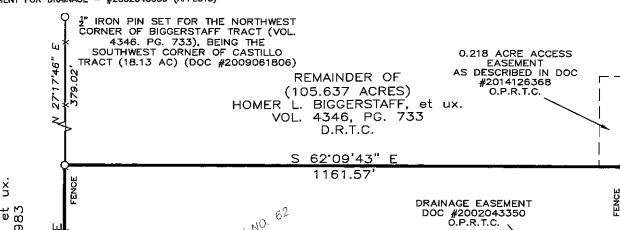
RESTRICTIVE COVENANTS:
ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN TITLE COMMITMENT #1414934—CPK, EFFECTIVE DATE OF AUGUST 4, 2014 AND RE-LISTED BELOW WERE CONSIDERED FOR THIS SURVEY:

10f) EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION — 549/82, #2004180816 (AFFECTS)
10g) EASEMENT FOR INGRESS/EGRESS — 1337/385 (AFFECTS)
10h) EASEMENT FOR WATER PIPE LINE — 3816/441 (BLANKET TYPE)
10i) EASEMENT FOR PVC WATER LINE — 12763/258, (BLANKET TYPE, BUT "...SHALL RUN BASICALLY PARALLEL WITH SCHMIDT LANE..."), 12847/175, (BLANKET TYPE) #2005151295 (BLANKET TYPE)
10j) EASEMENT FOR WATER LINE — #2000107255, #2005151295 (BLANKET TYPE)
10k) EASEMENT FOR DRAINAGE — #2002043350 (AFFECTS)

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DOC ALFRED

12.25 ACRES



1161.59 N 62'44'05"

SUMNER BACON SURVEY NO. 62 166983 .C. 110.05 ACRES)

WENDLAND, et

C #2002166983

O.P.R.T.C. ,46 27.17 12.25 ACRE TRACT

INGRESS/EGRESS EASEMENT VOL. 1337, PG. 385 _____ D.R.T.C.

POINT OF BEGINNING-

O

D.R.T.C O.P.R.T.C.

0.372 ACRE ACCESS EASEMENT AS DESCRIBED IN DOC #2014126368 O.P.R.T.C.

REMAINDER OF (105.637 ACRES) L. BIGGERSTAFF, HOMER et ux. VOL. 4346, PG. 733 D.R.T.C.

Being 12.25 acres of land situated in Travis County, Texas, out of the Sumner Bacon Survey No. 62, Abstract 63 and being a portion of the remainder of that certain tract of land described as 105.637 acres in a Deed granted to Homer L. Biggerstaff, et ux, dated May 8, 1972 and recorded in Volume 4346, page 733 of the Deed records of Travis County, Texas and further described by metes and bounds as follows:

BEGINNING at a 1/2 inch pin with cap stamped "TLS INC." set in the West right of way line of F.M. 973 and the east line of said Biggerstaff tract, for the southeast corner of this tract, from which a Texas Department of Transportation concrete monument bears S 27'17'14" W a distance of 767.64 feet;

THENCE crossing said Biggerstaff tract, N 62'44'05" W, a distance of 1,161.59 feet to a 1/2 inch pin with cap stamped "TLS INC." set in the west line of said Biggerstaff tract, and the east line of a tract of land called 110.05 acres to Alfred Wendland recorded in Document No. 2002166983 of the Official Public Records of Travis County, Texas, for the southwest corner of this tract;

THENCE along the common line, of said Biggerstaff tract and said Wendland Tract, N 27°17′46″ E, a distance of 465.33 feet to a 1/2 inch pin with cap stamped "TLS INC." set for the northwest corner of this tract, from which a 1/2 inch pin with cap stamped "TLS INC." set for the southwest corner of that tract described as 18.13 acres granted in a Warranty Deed to Fidensio Castillo, et al recorded in Document No. 2009061806 of the said official public records northwest corner of said Biggerstaff tract bears N 27°17′46″ E 379.02 feet;

THENCE crossing said Biggerstaff tract, \$ 62'09'43" E, a distance of 1,161.57 feet to a 1/2 inch pin with cap stamped "TLS INC." set in the west right of way line of said F.M. 973, and the east line of said Biggerstaff tract, for the northeast corner of this tract;

THENCE along the common line of said F.M. 973 and Biggerstaff tract, S 27°17°14" W, a distance of 453.72 feet to the Place of Beginning and containing 12.25 acres of land, more or less.

27.17 (v) Scale: 1" = 200'TEXAS DEPARTMENT OF TRANSPORTATION -CONCRETE MONUMENT LEGEND IRON PIN FOUND (UNLESS OTHERWISE NOTED)
1/2" IRON PIN SET W/PINK PLASTIC CAP "TLS INC."

DEED RECORDS TRAVIS CO.

OFFICIAL PUBLIC RECORDS TRAVIS CO.

BEARINGS BASED ON: GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 83/93)

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 PLATTED 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 HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

Texas Land Surveying, C $^{\prime}nc.$

Georgetown, Texas 78628 3613 Williams Drive, Suite 903 (512) 930-1600/(512) 930-9389 fax www.texas-Is.com

TBPLS FIRM NO.10056200

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.

THIS AREA DOES APPEAR TO BE IN SPECIAL FLOOD HAZARD AREAS PER FEMA'S FLOOD INSURANCE RATE MAP 48453C0295 H, DATED SEPT. 26, 200 THIS STATEMENT IS NOT MADE IN LIEL OF AN ELEVATION CERTIFICATE.

