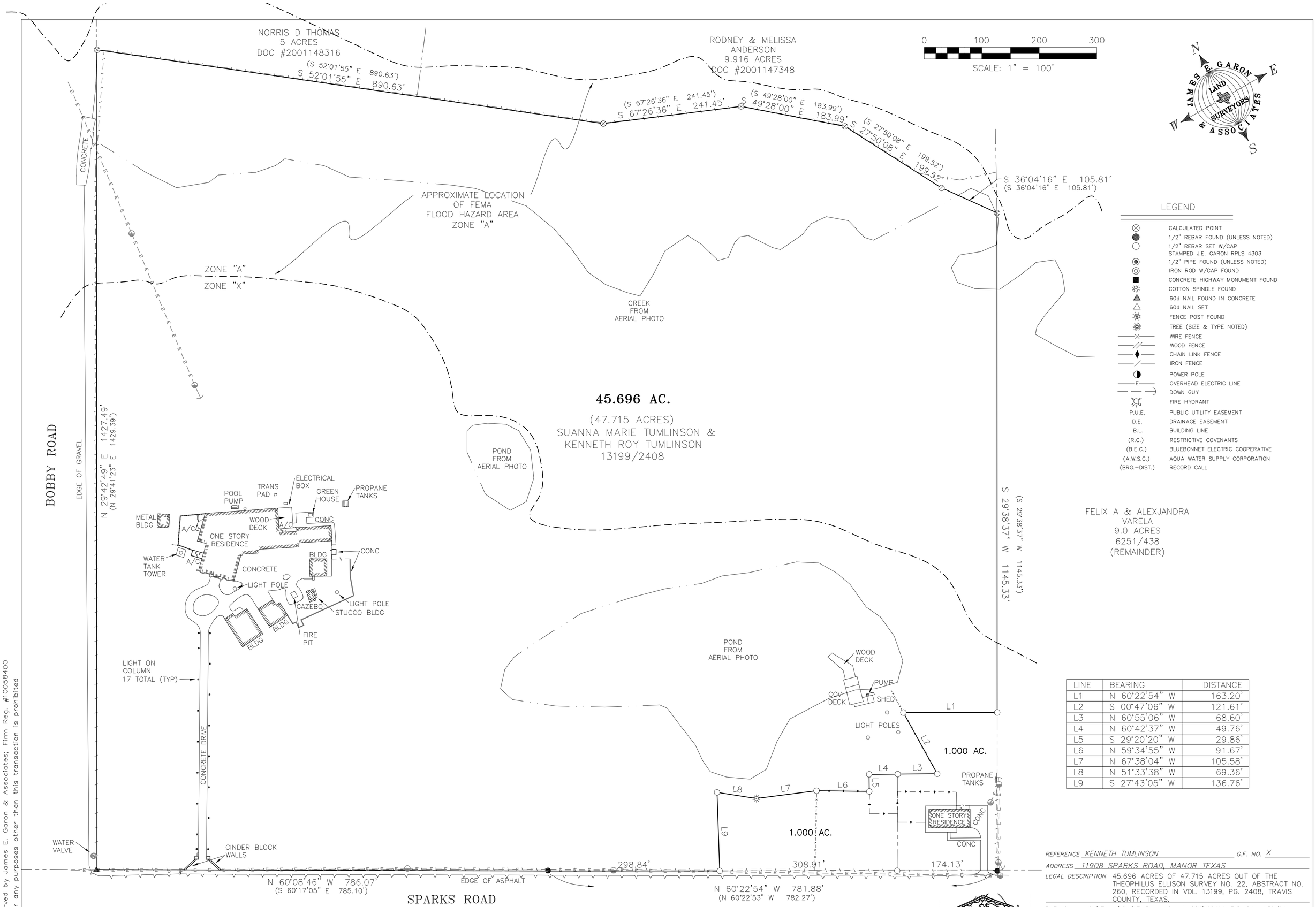

LEGEND

⊗	CALCULATED POINT
●	1/2" REBAR FOUND (UNLESS NOTED)
○	1/2" REBAR SET W/CAP STAMPED J.E. GARON RPLS 4303
◉	1/2" PIPE FOUND (UNLESS NOTED)
◎	IRON ROD W/CAP FOUND
■	CONCRETE HIGHWAY MONUMENT FOUND
☼	COTTON SPINDLE FOUND
▲	60d NAIL FOUND IN CONCRETE
△	60d NAIL SET
✲	FENCE POST FOUND
✺	TREE (SIZE & TYPE NOTED)
—×—	WIRE FENCE
—//—	WOOD FENCE
—♦—	CHAIN LINK FENCE
—/—	IRON FENCE
◑	POWER POLE
—E—	OVERHEAD ELECTRIC LINE
— — →	DOWN GUY
	FIRE HYDRANT
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING LINE
(R.C.)	RESTRICTIVE COVENANTS
(B.E.C.)	BLUEBONNET ELECTRIC COOPERATIVE
(A.W.S.C.)	AQUA WATER SUPPLY CORPORATION
(BRG.–DIST.)	RECORD CALL

LINE	BEARING	DISTANCE
L1	N 60°22'54" W	163.20'
L2	S 00°47'06" W	121.61'
L3	N 60°55'06" W	68.60'
L4	N 60°42'37" W	49.76'
L5	S 29°20'20" W	29.86'
L6	N 59°34'55" W	91.67'
L7	N 67°38'04" W	105.58'
L8	N 51°33'38" W	69.36'
L9	S 27°43'05" W	136.76'

REFERENCE KENNETH TUMLINSON G.F. NO. X

ADDRESS 11908 SPARKS ROAD, MANOR TEXAS

LEGAL DESCRIPTION 45.696 ACRES OF 47.715 ACRES OUT OF THE THEOPHILUS ELLISON SURVEY NO. 22, ABSTRACT NO. 260, RECORDED IN VOL. 13199, PG. 2408, TRAVIS COUNTY, TEXAS.

FILE: Server; Co\Travis\Sur\T. Ellison Sur A-260\28414 FLD. BK.: 459/61

TO THE OWNERS, LIENHOLDERS AND TITLE COMPANY;

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "A" & "X", SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 48453C0295H, EFFECTIVE SEPTEMBER 26, 2008.

STATE OF TEXAS REGISTERED JAMES E. GARON 4303 PROFESSIONAL LAND SURVEYOR

JULY 11, 2014

JAMES E. GARON & ASSOC.
PROFESSIONAL LAND SURVEYORS
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