

SURVEY MAP OF

4.611 ACRES OUT OF THE J.J. HYATT SURVEY NO. 624 IN TRAVIS COUNTY AND HAYS COUNTY, TEXAS, BEING A 4.79 ACRE TRACT CONVEYED TO BARNEY MCCARTNEY BY DEED RECORDED IN VOLUME 5473, PAGE 1568, TRAVIS COUNTY DEED RECORDS, AND VOLUME 285, PAGE 755, HAYS COUNTY DEED RECORDS, SAVE AND EXCEPT A 0.179 ACRE PORTION OF SAID 4.79 ACRE TRACT

LOCAL ADDRESS: 13127 FITZHUGH ROAD, AUSTIN, TX 78736

REFERENCE: 4P61ACTC



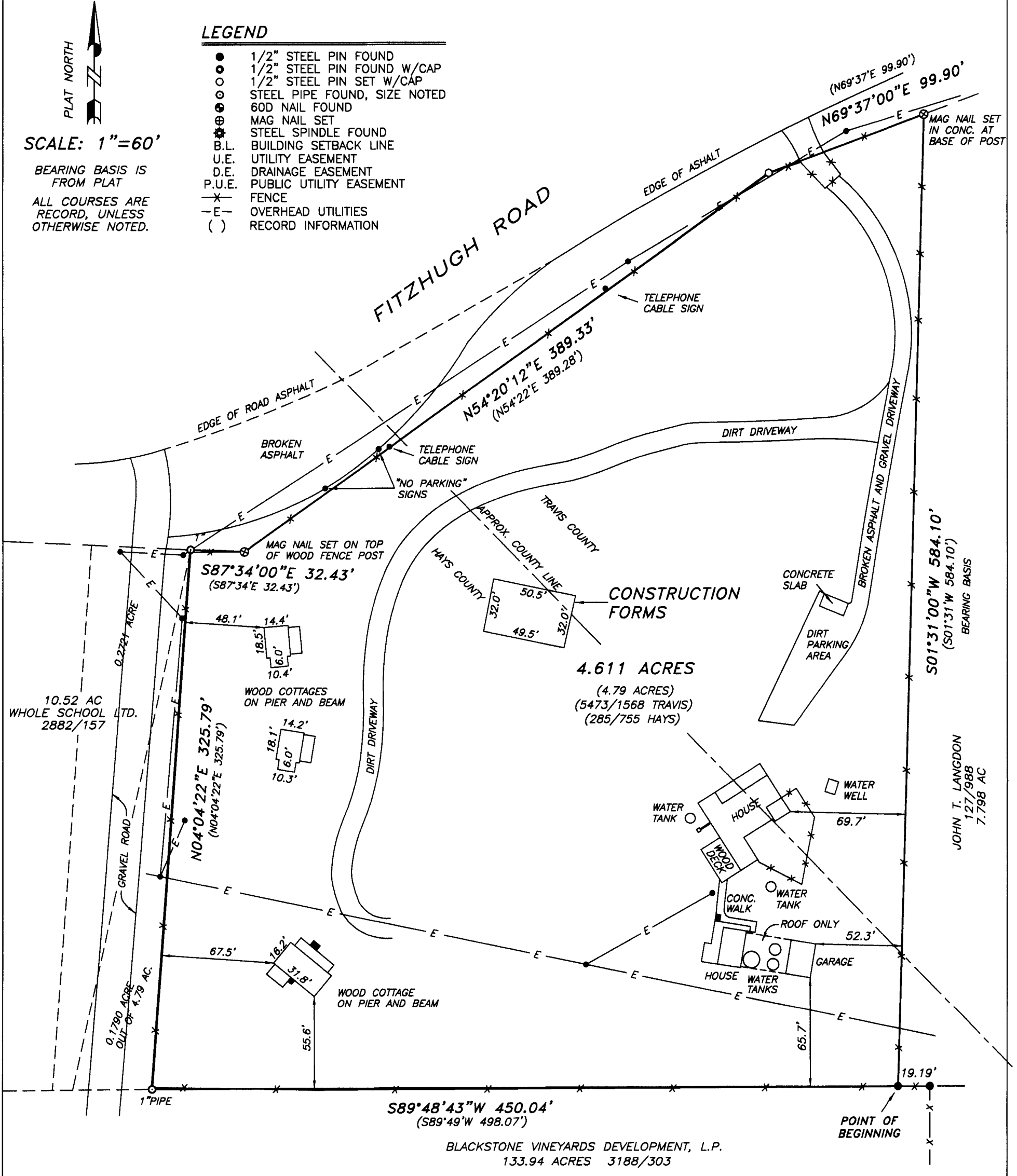
SCALE: 1"=60'

BEARING BASIS IS FROM PLAT

ALL COURSES ARE RECORD, UNLESS OTHERWISE NOTED.

LEGEND

- 1/2" STEEL PIN FOUND
- 1/2" STEEL PIN FOUND W/CAP
- 1/2" STEEL PIN SET W/CAP
- STEEL PIPE FOUND, SIZE NOTED
- 60D NAIL FOUND
- ⊕ MAG NAIL SET
- ⊕ STEEL SPINDLE FOUND
- B.L. BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- *— FENCE
- E- OVERHEAD UTILITIES
- () RECORD INFORMATION



THIS SURVEY REFLECTS AND IS LIMITED TO THOSE EASEMENTS VISIBLE ON THE GROUND. NO TITLE COMMITMENT WAS PROVIDED TO SURVEYOR.

THIS TRACT IS NOT IN A 100-YEAR FLOOD AREA AND IS IN ZONE X ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP NUMBER: 48453C0555H, DATED 9-26-2008, FOR TRAVIS COUNTY, TEXAS

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, 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 DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON. THIS SURVEY DOES NOT REPRESENT AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN.

DATED THIS 17 DAY OF MARCH, 2015:

Stuart Watson
 STUART W. WATSON, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS LICENSE NUMBER 4550

