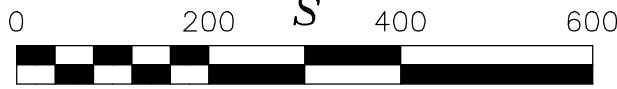
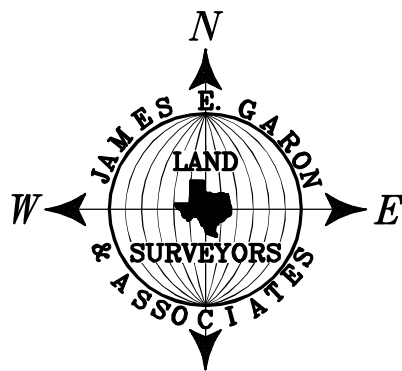


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	5545.41'	1461.55'	1457.32'	S 19°36'18" W
(C1)	(5545.41')	(1461.55')	(1457.32')	(S 19°36'18" W)

R.W. FORD SURVEY
ABSTRACT No. 2213
M JOHN McDOUGAL SURVEY
ABSTRACT No. 511



SCALE: 1" = 200'

BEARINGS SHOWN ARE GRID NORTH BASED ON
GPS OBSERVATIONS FOR TEXAS STATE PLANE
COORDINATE SYSTEM "CENTRAL ZONE" NAD83.

LEGEND

- 1/2" REBAR FOUND (UNLESS NOTED)
- 1/2" REBAR SET W/CAP
- ⊙ STAMPED J.E. GARON RPLS 4303
- CONC. R-O-W MON. W/BRASS DISK
- ⊠ CONCRETE HIGHWAY MONUMENT FOUND
- ⊙ IRON ROD W/CAP FOUND
- WIRE FENCE
- POWER POLE
- OVERHEAD ELECTRIC LINE
- DOWN GUY
- ⊙ FIBER OPTIC SIGN
- ⊙ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊙ R.C.P.
- ⊙ REINFORCED CONCRETE PIPE
- ⊙ RECORD CALL

ANTHONY E. VANCE
74.135 ACRES
TRACT 4
2010044828

HENRY M JONES
10.00 ACRES
2022154768

38.401 ACRES

CLARENCE E PFLUGER
PORTION OF 122.77 ACRES
9088-763

N 27°09'20" E
137.42'

N 62°50'40" W
1061.44'

10(i) 10' ELECTRIC LINE EASEMENT
2002188220

F.M. 973
(200' R.O.W.)

JAMES PRINZ
151.75 ACRES
2010134233

42.085 Ac.

CLARENCE E PFLUGER
REMAINDER OF 122.77 ACRES
9088-763

ISSAC LINDSEY SURVEY
ABSTRACT No. 476

10(e) CHANNEL EASEMENT
1259/445

10(j) DRAINAGE EASEMENT
PART TWO
2003057898

10(h) DRAINAGE EASEMENT
2002046690

10(i) DRAINAGE EASEMENT
PART ONE
2003057898

CLARENCE E PFLUGER
REM. 3.08 ACRES
9088-763
N 62°13'55" W
(S 60°00'00" E 1°13.06')
1395.61'

SHARON JONES
10.01 ACRES
2022162094

CONC.
HEAD
WALL

ROCK
WALL

36"
R.C.P.

Schedule "B" items addressed:
10(b) NOT SUBJECT TO Easement granted to the Texas Power & Light Company by instrument recorded in Volume 574, Page 149, Deed Records, Travis County, Texas.
10(c). NOT SUBJECT TO Easement granted to the Texas Power & Light Company by instrument recorded in Volume 692, Page 322, Deed Records, Travis County, Texas.
10(d) NOT SUBJECT TO Easement granted to the Texas Power & Light Company by instrument recorded in Volume 1140, Page 429, Deed Records, Travis County, Texas.
10(e) NOT SUBJECT TO 30' Channel Easement granted to the State of Texas by instrument recorded in Volume 1259, Page 445, Deed Records, Travis County, Texas. (SHOWN)
10(g) SUBJECT TO 15' Pipeline Easement of undefined location granted to the Manville Water Supply Corp., by instrument recorded in Volume 4823, Page 1829, Deed Records, Travis County, Texas.
10(h) NOT SUBJECT TO Easement granted to the State of Texas by instrument recorded in Document No. 2002046690, Official Public Records, Travis County, Texas. (SHOWN)
10(i). SUBJECT TO Easement granted to the Oncor Electric Delivery Company by instrument recorded in Document No. 2002188220, Official Public Records, Travis County, Texas. (SHOWN)
10(j). NOT SUBJECT TO Easement granted to the State of Texas by instrument recorded in Document No. 2003057898, Official Public Records, Travis County, Texas. (SHOWN)

G.F. NO.: 202301785

REFERENCE: SENTHIL RAMANATH AND/OR ASSIGNS

ADDRESS: FM 973, COUPLAND, TX

LEGAL DESCRIPTION: 38.401 ACRES IN THE J McDOUGAL SURVEY, ABSTRACT No. 511, IN TRAVIS COUNTY, TEXAS.

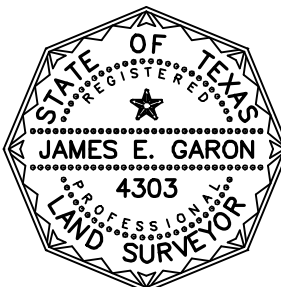
FIELD BOOK: CG - DATA COLLECTOR

FILE: S:\Counties\Travis\Surveys\J McDougal A-511\31823-38ac.dwg

TO THE OWNERS, LIENHOLDERS, HERITAGE TITLE COMPANY OF AUSTIN, INC. & OLD REPUBLIC TITLE INSURANCE COMPANY;

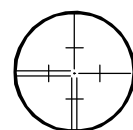
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH A TSPS CATEGORY 1A, COND. II SURVEY AND WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE "X" AND IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 48453C0305H EFFECTIVE SEPTEMBER 26, 2008.



James E Garon

MAY 31, 2023



JAMES E. GARON & ASSOC.

LAND SURVEYORS & CIVIL ENGINEERS
Firm Reg. #10058400 & F-20386

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Bastrop, Texas 78602
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