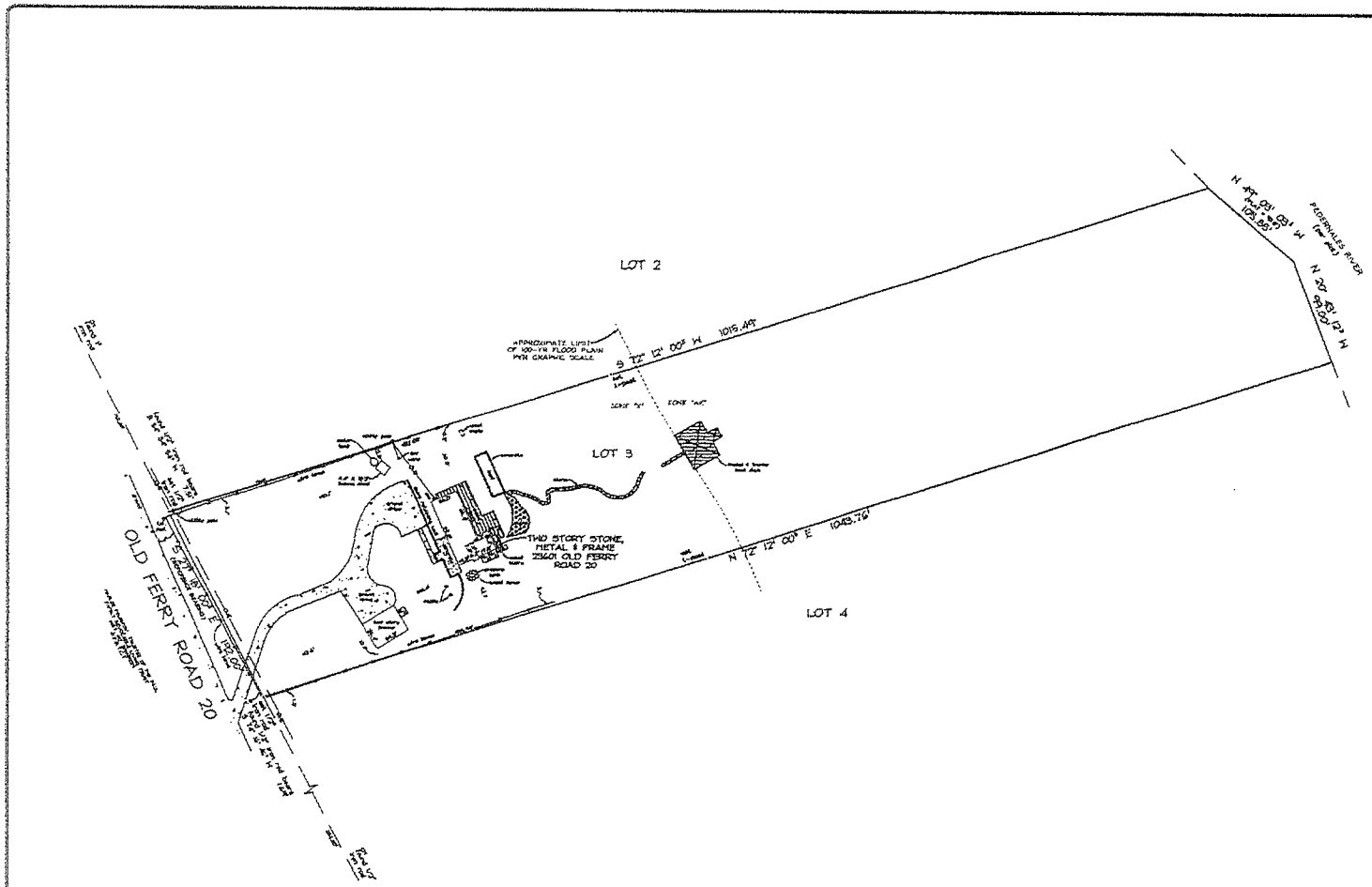

PROPERTY DESCRIPTION:

Being Lot 3, of Hiorn Ranch, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 4, Page 340, of the Plat Records of Travis County, Texas.

THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the above described tract of land.

On this date the easements, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted hereon.

The subject property appears to be within the limits of a 100-year flood hazard zone according to the Flow published by the Federal Emergency Management Agency, as the a Zone "AE, X" Rating as shown by Map No. 48453C0210 H, dated September 26, 2008. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This survey is not to be used for construction purposes and is for the exclusive use of Gracy Title Company only and this survey is made pursuant to that one certain title commitment under file GF number 0337-4384, provided by the title company named hereon. This survey is subject to any and all easements and restrictions of record pertaining to the property.

NOTES:

CM = CONTROLLING MONUMENT.

THIS PROPERTY IS AFFECTED BY THE FOLLOWING:
BLANKET EASEMENT, VOL. 670, PG. 46, O.R.T.C.T.
EASEMENT, VOL. 1049, PG. 538, O.R.T.C.T.
EASEMENT, VOL. 1074, PG. 44, O.R.T.C.T.

THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING:
RIGHTS, VOL. 598, PG. 516, VOL. 451, PG. 77, VOL. 451, PG. 379, VOL. 460, PG. 434, O.R.T.C.T.

BEARINGS ARE BASED ON THE RECORDED PLAT REFERENCED HEREON.

THIS PROPERTY IS SUBJECT TO ANY AND ALL PARENT PLATS, EASEMENTS, RESTRICTIONS AND COVENANTS IN SCHEDULE B OF THE TITLE COMMITMENT LISTED HEREON AND IN EFFECT PRIOR TO SAID PLATS, IF NOT EXTINGUISHED BY SAID PLATS OR OTHER INSTRUMENT, AND CITY/COUNTY ORDINANCES IN EFFECT AT THE TIME OF CONSTRUCTION.

THIS IS A SURVEY OF THE PROPERTY AS DESCRIBED IN SCHEDULE A OF THE TITLE COMMITMENT LISTED HEREON AND HAS PREPARED PURSUANT TO THE INFORMATION CONTAINED THEREIN, OTHER INTERESTS MAY EXIST.

Precise Land Surveying, Inc.
4625 EASTOVER DRIVE · MESQUITE, TEXAS 75149
(972) 681-7072 FAX (972) 279-1508
Firm Registration Number: 10145100

BOUNDARY SURVEY
23601 OLD FERRY ROAD 20
TRAVIS COUNTY, TEXAS

Precise Land Surveying, Inc.
4625 EASTOVER DRIVE
MESQUITE, TEXAS 75149

SURVEYED	JT
DRAWN	
CHECKED	
DATE	09/09/14
SCALE	1" = 30'
JOB NO.	614-0559
SHEET	1 OF 1