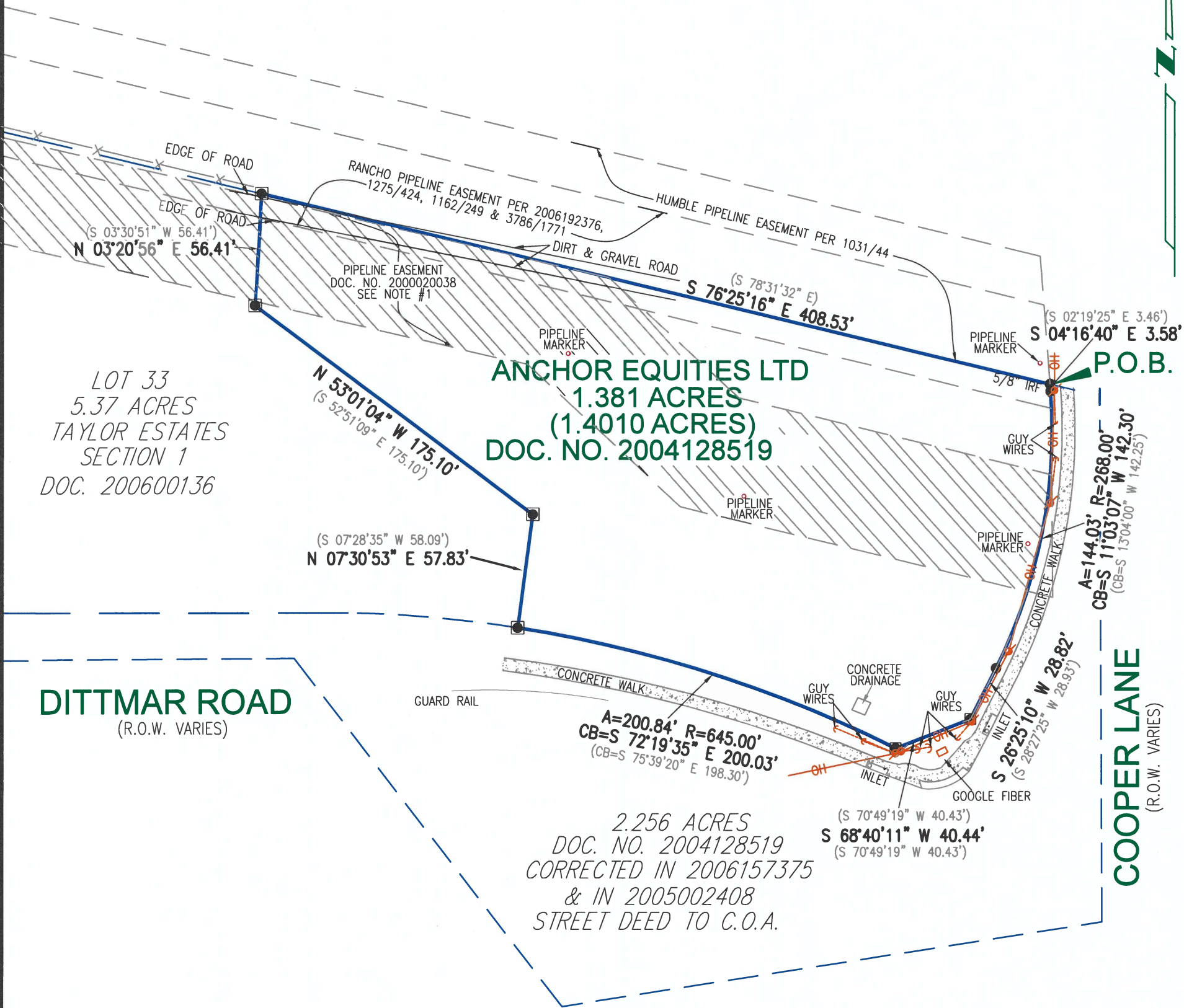


LOT 2
THE THOMAS EUERS SUBDIVISION
VOLUME 76, PAGE 360.



- Notes:
- 1) Subject to restrictions and easement rights recorded in Doc. No. 2006072385, Official Public Records.
 - 2) Subject to a blanket type pipeline easement recorded in V.433, P.96, Deed Records, assigned in V.1359, P.264, Deed Records, as amended in Doc. No. 2000020038, Official Public Records.
 - 3) Subject to Blanket Type Humble Pipeline Easement per V.993, P.535, Deed Records, in Doc. No. 2009144762, Official Public Records.

LEGAL DESCRIPTION:
FIELD NOTES DESCRIBING 1.381 ACRES OF LAND OUT OF THE WILLIAM CANNON SURVEY NO. 19 IN TRAVIS COUNTY, TEXAS, AND BEING THE REMAINING PORTION OF THAT CALLED 25.9971 ACRE TRACT CONVEYED TO ANCHOR EQUITIES LTD. A TEXAS LIMITED PARTNERSHIP RECORDED IN DOCUMENT NO. 2004128519 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF TEXAS
REGISTERED
VICTOR M. GARZA
4740
740 SURVEY
TO THE LIENHOLDER AND/OR PRESENT OWNERS OF THE PREMISES SURVEYED AND TO
KEY TITLE GROUP
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION, OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS PREPARED IN ACCORDANCE WITH THE TITLE COMMITMENT REFERENCED HEREON, AND THAT THERE ARE NO VISIBLE BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON. BUILDING DIMENSIONS ARE APPROXIMATE.

STREET ADDRESS: 7804 COOPER LANE CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS

REFERENCE NAME: STEPHEN STOKES

AW3 ADDED A&B: 02/29/24
G.F. #: KTGAUS-24-1434



B & G SURVEYING, LLC
FIRM REGISTRATION NO. 100363-00
WWW.BANDGSURVEY.COM
1404 West North Loop Blvd.
Austin, Texas 78756 - Office 512*458-6969

JOB #: B0207324_TA
ORIGINAL SURVEY DATE: 02/28/24
SCALE: 1" = 60'

FIELD WORK BY	WILLIAM	02/26/24
CALC'D BY	GF	02/27/24
DRAFTED BY	AW3	02/28/24
CHECKED BY	VG	02/28/24