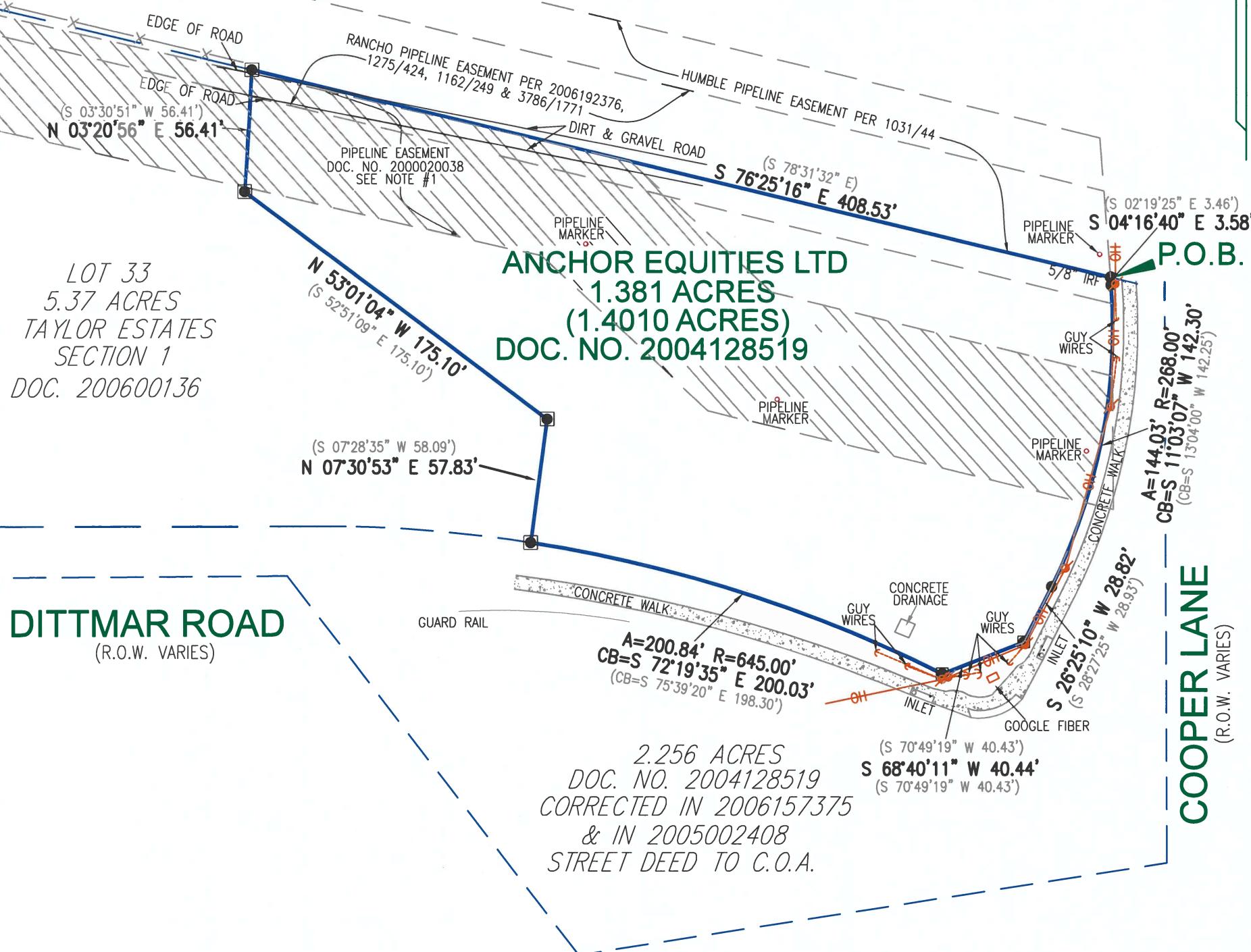


LOT 2
THE THOMAS EUERS SUBDIVISION
VOLUME 76, PAGE 360.

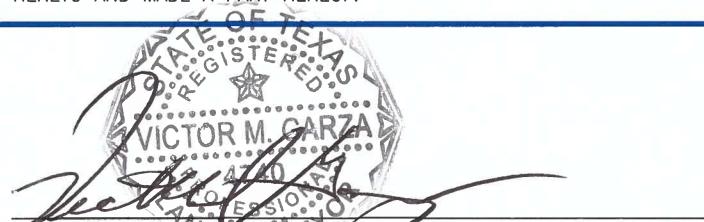


Notes:

- 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.



60' 0' 60'

LEGEND

- 1/2" REBAR FOUND
- 1/2" CAPPED REBAR SET
- 1/2" IRON PIPE FOUND
- 60D NAIL FOUND
- 60D NAIL SET
- CAPPED REBAR FOUND
- "X" SET IN CONCRETE
- "X" FOUND IN CONCRETE
- SPINDLE FOUND
- PUNCH HOLE FOUND
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- BUILDING LINE
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- PER PLAT
- CONTROL MONUMENT
- RIGHT OF WAY
- PLACE OF BEGINNING
- OVERHEAD UTILITY LINE
- POWER POLE
- AIR CONDITIONER

STREET ADDRESS: 7804 COOPER LANE

CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS

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

REFERENCE NAME: STEPHEN STOKES



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