

40 0 40 80 120 Feet

S 28°24'20" E 312.33'

49.876 Acres
Kaymac, V. Itd
Document No. 2006026698

2.39 Acres
George W. Wade
(Volume 619, Page 651)

BEARING BASIS
N 70°10'00" E 417.46' <<417.29'>>
Boundary Line Agreement
Volume 1126, Page 613

P.O.B.

E.D. Harmon Survey

Abstract No. 6

3.76 Acres
Ruthey Enson, et al
Volume 18, Page 360
Document No. 20038202 (ROW DEDIC)

4.99 Acres Church
Horizon 99981 200407141077
Document No. 200407141077

1.91 Acres
R.G. Loper, et al
Document No. 2001015826

BAGDAD ROAD
(Also known as County Road 279)

YOUR DEDICATED TEAM OF REAL ESTATE PROFESSIONALS

- LEGEND**
- 1/2" REBAR FOUND
 - 1/2" REBAR SET
 - BARB WIRE FENCE
 - CHAIN LINK FENCE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - () PER PLAT
 - POWER POLE
 - OVERHEAD UTILITIES
 - C.M. CONTROL MONUMENT

- Note(s):**
- 1.) Subject to boundary line agreement as stated Volume 1126, Page 613.
 - 2.) Water wastewater easement as stated Volume 1994, Page 490 does not affect this tract.
 - 3.) Electric easement as state Volume 291, Page 526 and Volume 235, Page 101 contain insufficient data to plot.

LandAmerica Austin Title
A.J. Tarr
3921 Steck Avenue, Ste. #A-120
Austin, Texas 78759
Phone (512) 343-8886
Fax (512) 343-9138

APPROXIMATELY 3.76 ACRES TRACT OF LAND IN THE E. D. HARMON SURVEY, ABSTRACT NO. 6, SAID 64.87 BEING CONVEYED TO LORNA FAYE MAYNARD BY DEED RECORDS IN VOLUME 426, PAGE 250 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS AND THE 3.7602 ACRES TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS.

COUNTY: WILLIAMSON STATE OF TEXAS STREET ADDRESS: 1304 BAGDAD ROAD
CITY: LEANDER REFERENCE NAME: SABA BUILDING CO

B&G Surveying, Inc.
Victor M. Garza R.P.L.S.
Office 512-458-6969
Fax 512-458-9845
1404 West North Loop Blvd.
Austin, Texas 78758



THIS AREA IS DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 0214-C DATED 05/27/91. IT IS REPRESENTED AS IN ZONE "AE". HOWEVER AT PRESENT TIME NO ELEVATIONS, DRAINAGE OR FLOOD STUDIES HAVE BEEN PERFORMED AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAN ADMINISTRATOR.

DATE 09/05/07
TITLE CO AUSTIN TITLE
G.F. # 2439000005
JOB # B0819407_WL
SCALE 1" = 40'

COMMONWEALTH LAND 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 TO THE TITLE COMMITMENT REFERENCED HEREON, AND THAT THERE ARE NO VISIBLE BOUNDARY LINE CONFLICTS, ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON.

JACK_TBLK		
CALCULATIONS	TONI	09/05/07
FIELD WORK	CHRIS	08/28/07
DRAFTING	JACK	09/05/07
FINAL CHECK	VICTOR	08/05/07
CORRECTIONS	JACK	09/05/07
UP DATE:		