

RESTRICTIVE COVENANTS  
 ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN TITLE  
 COMMITMENT #A7A-35-1703A200046, EFFECTIVE DATE OF JULY 30,  
 2004, AND RE-LISTED BELOW WERE CONSIDERED FOR THIS SURVEY

1.) RESTRICTIVE COVENANTS - V.6927/P.284, V.6995/P.992 (SUBJECT TO  
 (O.W.) EASEMENT TO TEXAS POWER & LIGHT COMPANY - V.667/P.100  
 (O.W.A.S.T.))  
 (O.W.) EASEMENT TO TEXAS POWER & LIGHT COMPANY AND SOUTHWESTERN  
 BELL TELEPHONE COMPANY - V.3916/P.190 (DOES NOT AFFECT, NOT  
 LOCATED ON THIS TRACT)  
 (O.W.) EASEMENT TO MANVILLE WATER SUPPLY CORPORATION -  
 V.607/P.16 (12" WIDE CENTERS ON PIPELINES AS INSTALLED WITH  
 RIGHTS OF INGRESS AND EGRESS OVER GRANITOR'S LANDS, LOCATION NOT  
 DETERMINED BY THIS SURVEY)  
 (O.W.) EASEMENT TO TEXAS POWER & LIGHT COMPANY - V.671/P.122  
 (O.W.A.S.T.))  
 (O.W.) EASEMENT TO MANVILLE WATER SUPPLY CORPORATION -  
 #2008089 (12" WIDE CENTERS ON PIPELINES AS INSTALLED WITH  
 RIGHTS OF INGRESS AND EGRESS OVER GRANITOR'S LANDS, LOCATION NOT  
 DETERMINED BY THIS SURVEY)

THIS AREA DOES NOT APPEAR TO BE IN  
 SPECIAL FLOOD HAZARD AREAS PER  
 FEMA'S FLOOD INSURANCE RATE MAP  
 #48433C0299H, DATED SEPT. 26, 2009.  
 THIS STATEMENT IS NOT MADE IN LIEU  
 OF AN ELEVATION CERTIFICATE.

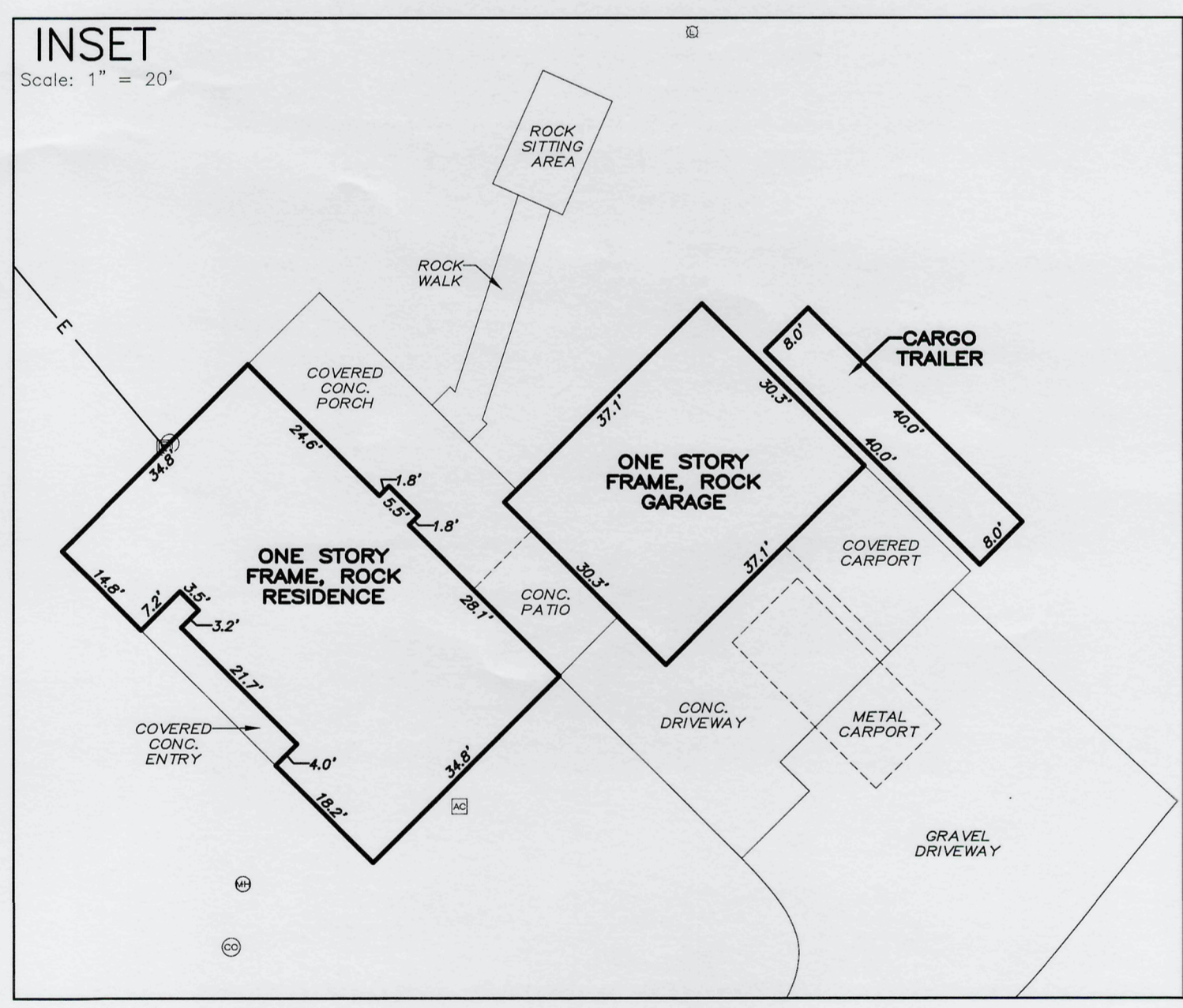
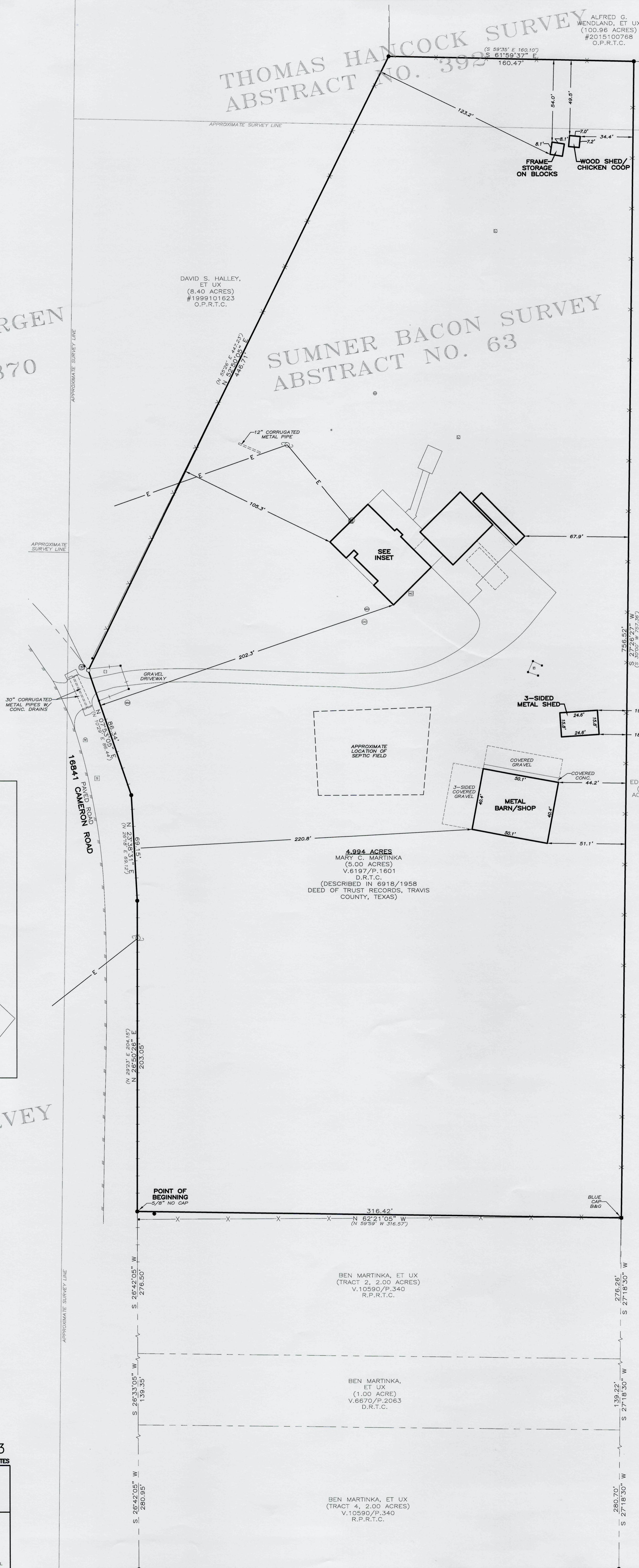
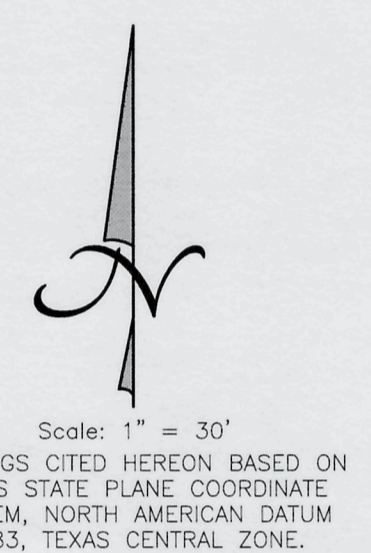
BEING 4.994 ACRES OF LAND, OUT OF AND A PART OF THE SUMNER BACON SURVEY, ABSTRACT NO. 63, AND THOMAS HANCOCK  
 SURVEY, ABSTRACT NO. 392, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT 5.00 ACRE TRACT AS CONVEYED TO DANIEL MARTINKA  
 AND MARY MARTINKA, BY WARRANTY DEED RECORDED IN VOLUME 6197, PAGE 1601, DEED RECORDS, TRAVIS COUNTY, TEXAS,  
 DESCRIBED IN A DEED OF TRUST OF RECORD IN VOLUME 6918, PAGE 1958, DEED OF TRUST RECORDS, TRAVIS COUNTY, TEXAS.

JOB NO: 240867  
 DRAWN: RCG  
 F.C.: CC/CO

ZIMPLEMAN & BERGEN  
 SURVEY  
 ABSTRACT NO. 2370

THOMAS HANCOCK SURVEY  
 ABSTRACT NO. 392

SUMNER BACON SURVEY  
 ABSTRACT NO. 63



WILLIAM CALDWELL SURVEY  
 ABSTRACT NO. 162

**LEGEND**

●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON ROD SET WITH PINK CAP STAMPED "TLC"
■	PAVEMENT
—	FENCE POST
—	METAL FENCE
—	WIRE FENCE
—	UTILITY POLE
—	GUY ANCHOR/UTILITY LINES
—	OVERHEAD UTILITY LINES
—	AIR CONDITIONER
—	CEILING
—	ELECTRIC
—	FIRE HYDRANT
—	FLAG POLE
—	GATE KEYPAD
—	LIGHT
—	MAIL BOX
—	SEPTIC LID
—	SIGN
—	TELEPHONE
—	WATER METER
—	WATER VALVE
( )	RECORD INFORMATION
CONC.	CONCRETE
D.R.T.C.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.T.C.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

PAGE 3 OF 3  
 EXHIBIT TO ACCOMPANY FIELD NOTES

CERTIFY TO: AUSTIN TITLE / ALAMO TITLE INSURANCE / TBD / GF# A7A-34-1701342400541E

STATE OF TEXAS      §      KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLAMSON §

THAT SURVEYOR FOR TEXAS LAND SURVEYING, INC., HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AND THAT SAID PROPERTY ADJOINS A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

**Texas Land Surveying, Inc.**  
 —A Land Surveying Firm—  
 3613 Williams Drive, Suite 903 — Georgetown, Texas 78628  
 (512) 930-1800 www.texas-ls.com  
 TBSL'S LAND SURVEYING FIRM NO. 10006200

WILLIAM C. STEWART  
 5785  
 PROFESSIONAL LAND SURVEYOR

9/19/24  
 Witness my hand and seal this 9th day of September, 2024 A.D.

IF THIS DOCUMENT DOES NOT CONTAIN THE STAMP AND SIGNATURE OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY. TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED/ILLEGAL DOCUMENT.

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