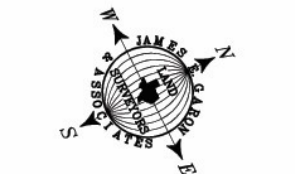


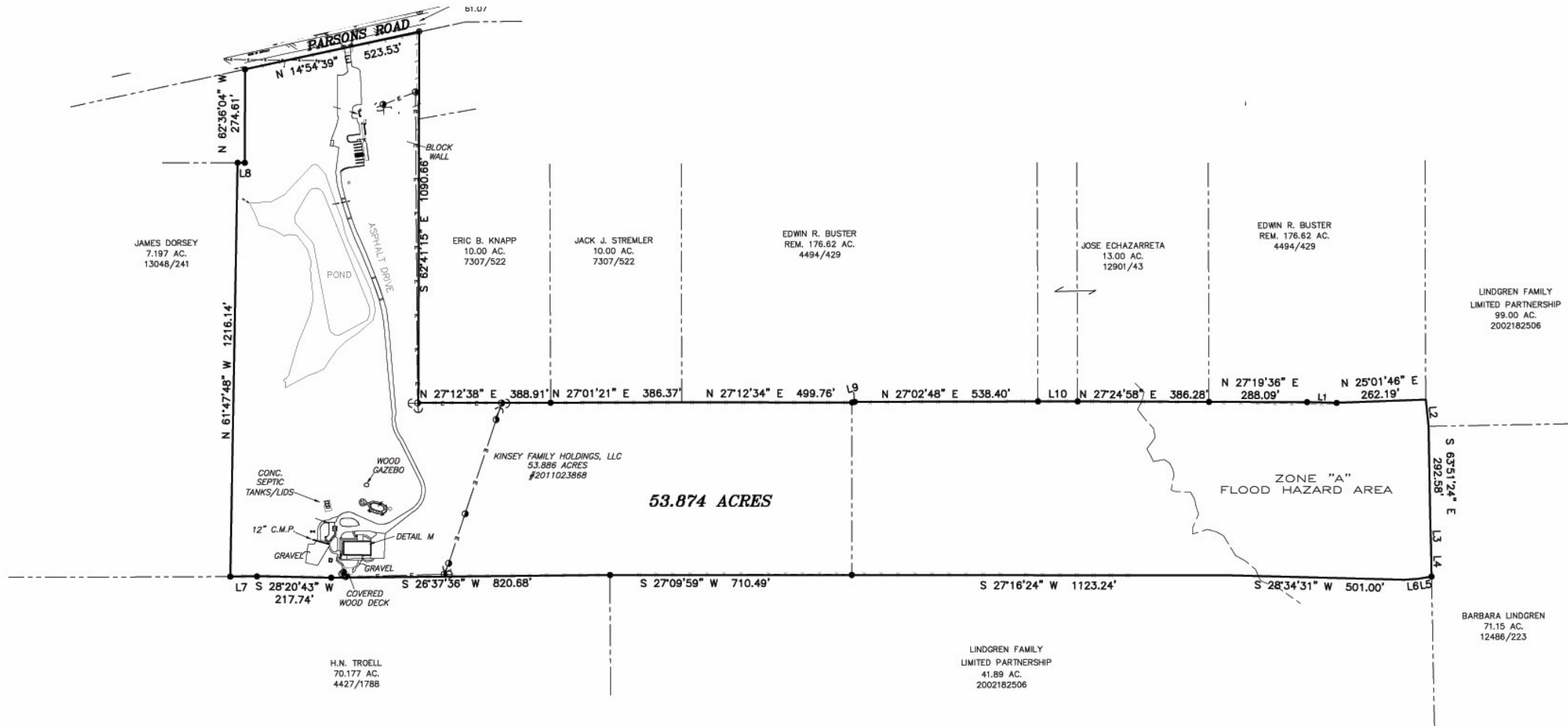
DRAFT FROM ORIGINAL



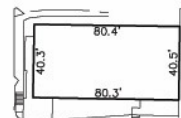
SCALE: 1"= 200'
BEARINGS SHOWN ARE GRID NORTH BASED ON GPS
OBSERVATIONS FOR TEXAS STATE PLANE
COORDINATE SYSTEM "CENTRAL ZONE" NAD83.

LEGEND

- 1/2" REBAR FOUND (UNLESS NOTED)
- 1/2" REBAR SET W/CAP
- STAMPED J.E. GARON RPLS 4303
- 1/2" PIPE FOUND (UNLESS NOTED)
- IRON ROD W/CAP FOUND
- CLEAN OUT
- SEPTIC LID
- WIRE FENCE
- WOOD FENCE
- POWER POLE
- OVERHEAD ELECTRIC LINE
- DOWN GUY
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- TELEPHONE PEDESTAL
- FIRE VALVE
- C.M.P. CORRUGATED METAL PIPE
- R.C.P. REINFORCED CONCRETE PIPE



LINE	BEARING	DISTANCE
L1	S 28°40'38" W	86.95'
L2	N 68°49'17" W	79.19'
L3	S 64°52'07" E	62.06'
L4	S 63°35'36" E	87.04'
L5	S 17°50'48" W	40.75'
L6	S 23°44'30" W	39.73'
L7	S 26°18'44" W	177.98'
L8	N 27°21'05" E	20.88'
L9	N 15°24'00" E	8.08'
L10	N 27°09'30" E	116.53'



DETAIL M
SCALE: 1"= 50'

SCHEDULE "B" ITEMS ADDRESSED:

- 10(h). 15.937 ACRES SUBJECT TO 15' EASEMENT, ALONG PARSONS ROAD, GRANTED TO THE MANVILLE WATER SUPPLY CORP., BY INSTRUMENT RECORDED IN VOLUME 4822, PAGE 1681, DEED RECORDS, TRAVIS COUNTY, TEXAS.
- 10(i) SUBJECT TO 30' OVERHEAD ELECTRIC EASEMENT GRANTED TO THE BLUEBONNET ELECTRIC COMPANY, INC., BY INSTRUMENT RECORDED IN DOCUMENT NO. 1999083749, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
- 10(j) 53.874 ACRES SUBJECT TO 30' OVERHEAD & 20' UNDERGROUND ELECTRIC EASEMENT GRANTED TO THE BLUEBONNET ELECTRIC COMPANY, INC., BY INSTRUMENT RECORDED IN DOCUMENT NO. 2013206726, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
- 10(k) 15.937 ACRES SUBJECT TO 30' OVERHEAD & 20' UNDERGROUND ELECTRIC EASEMENT GRANTED TO THE BLUEBONNET ELECTRIC COMPANY, INC., BY INSTRUMENT RECORDED IN DOCUMENT NO. 2015160356, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

TO THE OWNERS, LIEN HOLDERS AND INDEPENDENCE TITLE COMPANY

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONES "A" AND "X" AND IS WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 48453C04485J EFFECTIVE AUGUST 18, 2014.

REFERENCE: G.F. NO.: 2424288-BAL
ADDRESS: 11502 & 11503 PARSONS RD, MANOR TEXAS
LEGAL DESCRIPTION: 53.874 ACRES & 15.937 ACRES OUT OF THE GORDON C. JENNINGS SURVEY 35, ABSTRACT 438, IN TRAVIS COUNTY TEXAS.
FIELD BOOK: B-724/ p 61-78
FILE: S:\Counties\Travis\Survey\Gordon Jennings Survey\50224.jpg.dwg



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James E. Garon
JULY 31, 2024