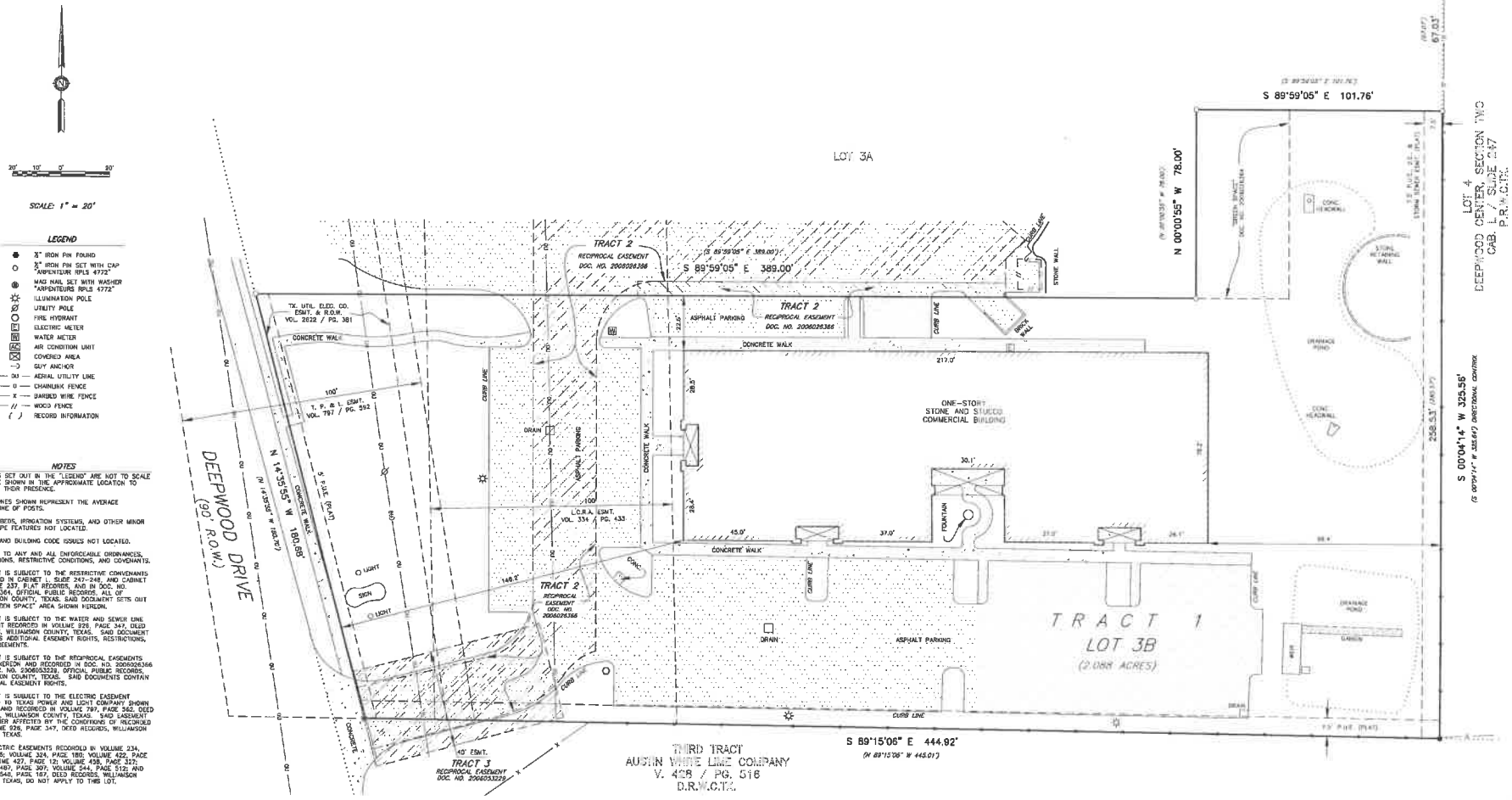
SURVEY PLAT

LEGAL DESCRIPTION: TRACT 1 – LOT 3B, REPLAT OF LOT 3, DEEPWOOD CENTER SECTION TWO, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET AA, SLIDE 237, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.
TRACT 2 – EASEMENT ESTATE IN AND TO A PORTION OF LOT 3A, REPLAT OF LOT 3, DEEPWOOD CENTER SECTION TWO, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET AA, SLIDE 237, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, CREATED BY THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT DATED MARCH 31, 2006, RECORDED IN DOCUMENT NO. 2006026366, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
TRACT 3 – EASEMENT ESTATE IN AND TO A PORTION OF LOT 3B, REPLAT OF LOT 3, DEEPWOOD CENTER SECTION TWO, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET AA, SLIDE 237, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PORTION OF THAT TRACT DESCRIBED AS 68.5 ACRES DESIGNATED "THIRD TRACT" AS CONVEYED TO AUSTIN WHITE LIME COMPANY AS RECORDED IN VOLUME 428, PAGE 516, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, CREATED BY THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT DATED JUNE 28, 2006, RECORDED IN DOCUMENT NO. 2006053229, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



LEGEND

- ● ½" IRON PIN FOUND
- ○ ½" IRON PIN SET WITH CAP "ARPENTEURS RPLS 4772"
- ⊕ MAG NAIL SET WITH WASHER "ARPENTEURS RPLS 4772"
- ☼ ILLUMINATION POLE
- Ø UTILITY POLE
- ○ FIRE HYDRANT
- E ELECTRIC METER
- W WATER METER
- AC AIR CONDITION UNIT
- ⊠ COVERED AREA
- ⊸ GUY ANCHOR
- — OU — AERIAL UTILITY LINE
- — O — CHAINLINK FENCE
- — X — BARBED WIRE FENCE
- — // — WOOD FENCE
- ( ) RECORD INFORMATION

NOTES

SYMBOLS SET OUT IN THE "LEGEND" ARE NOT TO SCALE AND ARE SHOWN IN THE APPROXIMATE LOCATION TO INDICATE THEIR PRESENCE.

FENCE LINES SHOWN REPRESENT THE AVERAGE CENTERLINE OF POSTS.

FLOWER BEDS, IRRIGATION SYSTEMS, AND OTHER MINOR LANDSCAPE FEATURES NOT LOCATED.

ZONING AND BUILDING CODE ISSUES NOT LOCATED.

SUBJECT TO ANY AND ALL ENFORCEABLE ORDINANCES, REGULATIONS, RESTRICTIVE CONDITIONS, AND COVENANTS.

THIS LOT IS SUBJECT TO THE RESTRICTIVE COVENANTS RECORDED IN CABINET L, SLIDE 247-248, AND CABINET AA, SLIDE 237, PLAT RECORDS, AND IN DOC. NO. 2000028364, OFFICIAL PUBLIC RECORDS. ALL OF WILLIAMSON COUNTY, TEXAS. SAID DOCUMENT SETS OUT THE "GREEN SPACE" AREA SHOWN HEREON.

THIS LOT IS SUBJECT TO THE WATER AND SEWER LINE EASEMENT RECORDED IN VOLUME 926, PAGE 347, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. SAID DOCUMENT CONTAINS ADDITIONAL EASEMENT RIGHTS, RESTRICTIONS, AND AGREEMENTS.

THIS LOT IS SUBJECT TO THE RECIPROCAL EASEMENTS SHOWN HEREON AND RECORDED IN DOC. NO. 2006026366 AND DOC. NO. 2006053229, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. SAID DOCUMENTS CONTAIN ADDITIONAL EASEMENT RIGHTS.

THIS LOT IS SUBJECT TO THE ELECTRIC EASEMENT GRANTED TO TEXAS POWER AND LIGHT COMPANY SHOWN HEREON AND RECORDED IN VOLUME 797, PAGE 362, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. SAID EASEMENT IS FURTHER AFFECTED BY THE CONDITIONS OF RECORDED IN VOLUME 926, PAGE 347, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.

THE ELECTRIC EASEMENTS RECORDED IN VOLUME 234, PAGE 135; VOLUME 324, PAGE 180; VOLUME 422, PAGE 92; VOLUME 427, PAGE 12; VOLUME 438, PAGE 327; VOLUME 487, PAGE 397; VOLUME 544, PAGE 512; AND VOLUME 546, PAGE 187; DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DO NOT APPLY TO THIS LOT.

FEBRUARY 20, 2007

EXCLUSIVELY TO 170 DEEPWOOD INVESTMENTS, L.P., AND THE LIEN HOLDERS, AND TO CHICAGO TITLE INSURANCE COMPANY PER GF NO. 2601935 ISSUED JULY 19, 2006.

THE UNDERSIGNED HEREBY STATES THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON; THAT THERE ARE NO APPARENT SIGNIFICANT DISCREPANCIES, OR OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO A PUBLIC ROADWAY. THIS PLAT SUBSTANTIALLY SHOWS THE LOCATIONS OF EASEMENTS, RESTRICTIONS, AND BUILDING SET BACKS OF RECORD LISTED IN TITLE COMMITMENT SCHEDULE B, GF NO. 2601935, EFFECTIVE DATE JUNE 30, 2006, ISSUED JULY 19, 2006. SURVEYOR HAS RELIED UPON SAID COMMITMENT FOR THE NATURE AND LOCATION OF ENCUMBRANCES.

VALID ONLY FOR ORIGINAL BUILDING PRINT WITH RED INK SIGNATURE AND SEAL.

ROBERT M. BARCOMB, R.P.L.S. NO. 4772

ARPENTEURS
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CAD BY: AEB