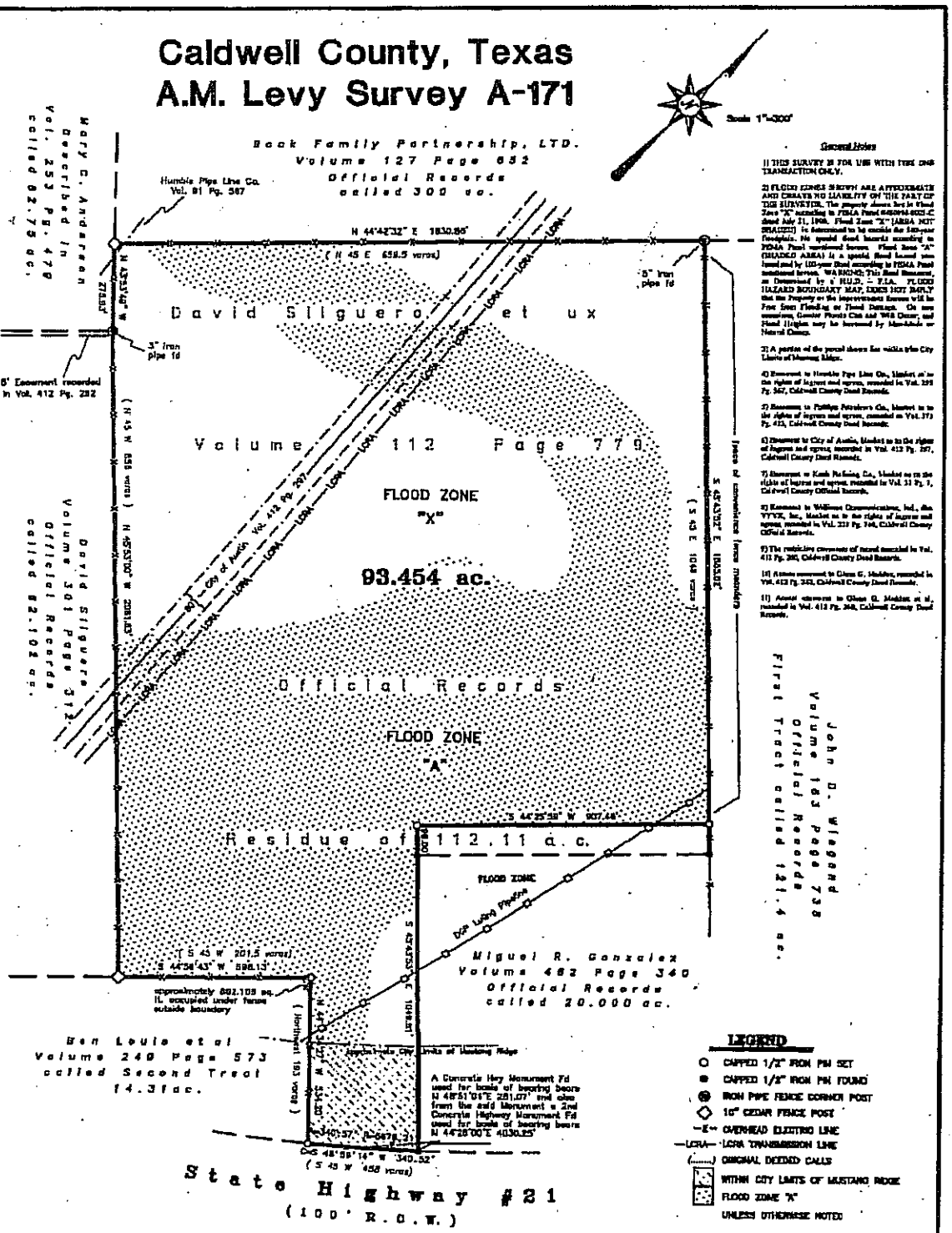
Caldwell County, Texas
A.M. Levy Survey A-171



General Notes

1) THIS SURVEY IS FOR USE WITH THIS ONE TRANSACTION ONLY.

2) FLOOD ZONES SHOWN ARE APPROXIMATE AND CREATES NO LIABILITY ON THE PART OF THE SURVEYOR. The property shown hereon lies in Flood Zone "X" according to FEMA Panel 48209H-0025-C dated July 21, 1998. Flood Zone "X" [AREA NOT IDENTIFIED] is determined to be outside the 500-year floodplain. No special flood hazard according to FEMA Panel mentioned hereon. Flood Zone "A" (HAZARD AREA) is a special flood hazard area formed by 100-year flood according to FEMA Panel mentioned hereon. WARNING: This flood document, as Determined by a H.U.D. - F.I.A. FLOOD HAZARD BOUNDARY MAP, DOES NOT IMPLY that the Property or the Improvements thereon will be Free from Flooding or Flood Damage. On rare occasions, Greater Floods Can and Will Occur; and Flood Heights may be increased by Man-Made or Natural Causes.

3) A portion of the parcel shown lies within the City Limits of Mustang Ridge.

4) Easement to Humble Pipe Line Co., blanket as to the rights of ingress and egress, recorded in Vol. 191 Pg. 567, Caldwell County Deed Records.

5) Easement to Phillips Petroleum Co., blanket as to the rights of ingress and egress, recorded in Vol. 373 Pg. 413, Caldwell County Deed Records.

6) Easement to City of Austin, blanket as to the rights of ingress and egress, recorded in Vol. 412 Pg. 297, Caldwell County Deed Records.

7) Easement to Kash Building Co., blanket as to the rights of ingress and egress, recorded in Vol. 11 Pg. 1, Caldwell County Official Records.

8) Easement to Williams Communications, Inc., dba WYYX, Inc., blanket as to the rights of ingress and egress, recorded in Vol. 232 Pg. 748, Caldwell County Official Records.

9) The restrictive covenants of record recorded in Vol. 412 Pg. 282, Caldwell County Deed Records.

10) Access easement to Glenn G. Holder, recorded in Vol. 412 Pg. 283, Caldwell County Deed Records.

11) Access easement to Glenn G. Holder et al, recorded in Vol. 412 Pg. 288, Caldwell County Deed Records.

LEGEND

- ○ CAPPED 1/2" IRON PIN SET
- ● CAPPED 1/2" IRON PIN FOUND
- IRON PIPE FENCE CORNER POST
- ◇ 10" CEDAR FENCE POST
- —E— OVERHEAD ELECTRIC LINE
- —LCRA— LCRA TRANSMISSION LINE
- (.....) ORIGINAL DEEDED CALLS
- WITHIN CITY LIMITS OF MUSTANG RIDGE
- FLOOD ZONE "X"

UNLESS OTHERWISE NOTED

SURVEY PLAT

Showing a 93.454 acre tract of land out of the A. M. Levy Survey A-171 in Caldwell County, Texas and the improvements as found situated thereon. I do hereby certify to **ERNESTO GARAY** and **NORA A. GARAY**, that (1) the foregoing plat is a true and correct representation of a survey made on the ground under my direct supervision on December 13, 2006, (2) I have shown or noted all recorded easements or right of ways listed in the title report, *G.F. #0662440*, and shown all observable evidence of easements on the ground. There are no encroachments, protrusions, conflicts nor any shortages in area nor boundary other than shown hereon. ***THIS SURVEY IS CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE.*** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.

James I. Hinkle, R.P.L.S. No. [illegible]

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Field Book #s.	Drawn By: JLH JS
Job No. 061721-3	Drawings: 061721-3.dwg
Date: December 13, 2006	Word Disk: Begin 120106
Surveyed By: JLH JDS	Autocad Disk: Begin 120106

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