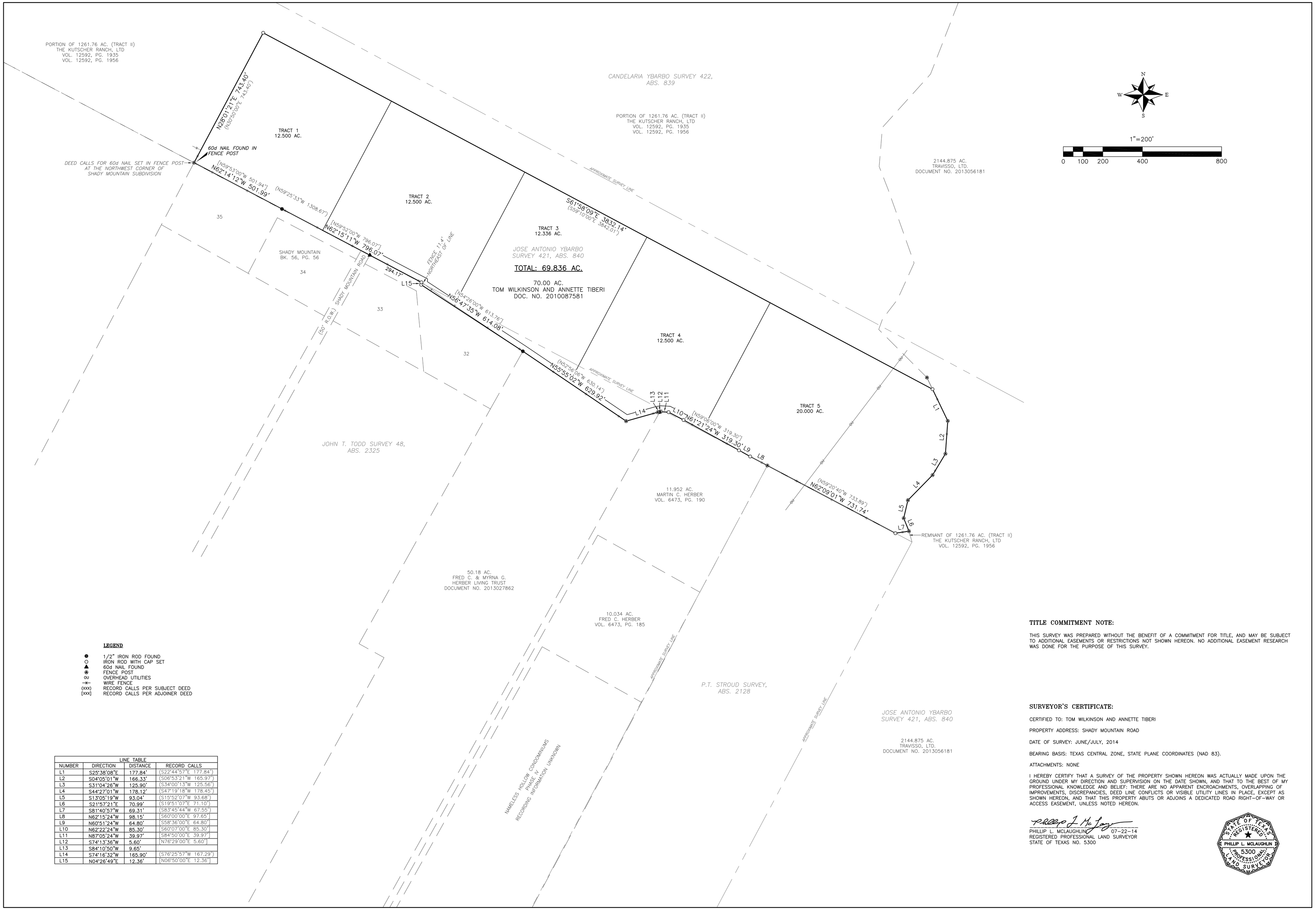

LEGEND

- ● 1/2" IRON ROD FOUND
- ○ IRON ROD WITH CAP SET
- ▲ 60d NAIL FOUND
- ⊗ FENCE POST
- ou OVERHEAD UTILITIES
- —x— WIRE FENCE
- (xxx) RECORD CALLS PER SUBJECT DEED
- [xxx] RECORD CALLS PER ADJOINER DEED

LINE TABLE

NUMBER	DIRECTION	DISTANCE	RECORD CALLS
L1	S25°38'08"E	177.84'	(S22°44'57"E 177.84')
L2	S04°05'01"W	166.33'	(S06°53'21"W 165.97')
L3	S31°04'26"W	125.90'	(S34°00'13"W 125.56')
L4	S44°27'01"W	178.12'	(S47°19'18"W 178.45')
L5	S13°05'19"W	93.04'	(S15°52'07"W 93.68')
L6	S21°57'21"E	70.99'	(S19°51'07"E 71.10')
L7	S81°40'57"W	69.31'	(S83°45'44"W 67.55')
L8	N62°15'24"W	98.15'	[S60°00'00"E 97.65']
L9	N60°51'24"W	64.80'	[S58°36'00"E 64.80']
L10	N62°22'24"W	85.30'	[S60°07'00"E 85.30']
L11	N87°05'24"W	39.97'	[S84°50'00"E 39.97']
L12	S74°13'36"W	5.60'	[N76°29'00"E 5.60']
L13	S84°10'50"W	9.65'	
L14	S74°16'32"W	165.90'	(S76°25'57"W 167.29')
L15	N04°26'49"E	12.36'	[N06°50'00"E 12.36']

TITLE COMMITMENT NOTE:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE, AND MAY BE SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS NOT SHOWN HEREON. NO ADDITIONAL EASEMENT RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY.

SURVEYOR'S CERTIFICATE:

CERTIFIED TO: TOM WILKINSON AND ANNETTE TIBERI

PROPERTY ADDRESS: SHADY MOUNTAIN ROAD

DATE OF SURVEY: JUNE/JULY, 2014

BEARING BASIS: TEXAS CENTRAL ZONE, STATE PLANE COORDINATES (NAD 83).

ATTACHMENTS: NONE

I HEREBY CERTIFY THAT A SURVEY OF THE PROPERTY SHOWN HEREON WAS ACTUALLY MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON THE DATE SHOWN, AND THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF: THERE ARE NO APPARENT ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, DISCREPANCIES, DEED LINE CONFLICTS OR VISIBLE UTILITY LINES IN PLACE, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY ABUTS OR ADJOINS A DEDICATED ROAD RIGHT-OF-WAY OR ACCESS EASEMENT, UNLESS NOTED HEREON.

PHILLIP L. MCLAUGHLIN 07-22-14
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5300

STATE OF TEXAS REGISTERED PHILLIP L. MCLAUGHLIN 5300 PROFESSIONAL LAND SURVEYOR

69.836 ACRES OF LAND, SITUATED IN TRAVIS COUNTY, TEXAS OUT OF THE JOSE ANTONIO YBARBO SURVEY 421, ABS. 840 AND THE JOHN T. TODD SURVEY 48, ABS. 2325, BEING ALL OF THAT CERTAIN 70.00 ACRE TRACT OF LAND DESCRIBED IN A DEED OF RECORD TO TOM WILKINSON AND ANNETTE TIBERI IN DOCUMENT NO. 2010087581, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

C&R SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7420
FAX: (512) 836-8385
FIRM NO. 10032000

SHADY MOUNTAIN

PLOTTING SCALE: 1" = 200'
DRAWN BY: PMC
REVIEWED BY: DRS
PROJECT NO: 14199
FILE: L:\14199\DWG\14199_CR-BASE
DATE: JULY 22, 2014

STANDARD LAND SURVEY

SHEET 1 / 1

L:\14199-SHADY MOUNTAIN\dwg\14199_CR-BASE.dwg 7/22/2014 12:57:59 PM CDT