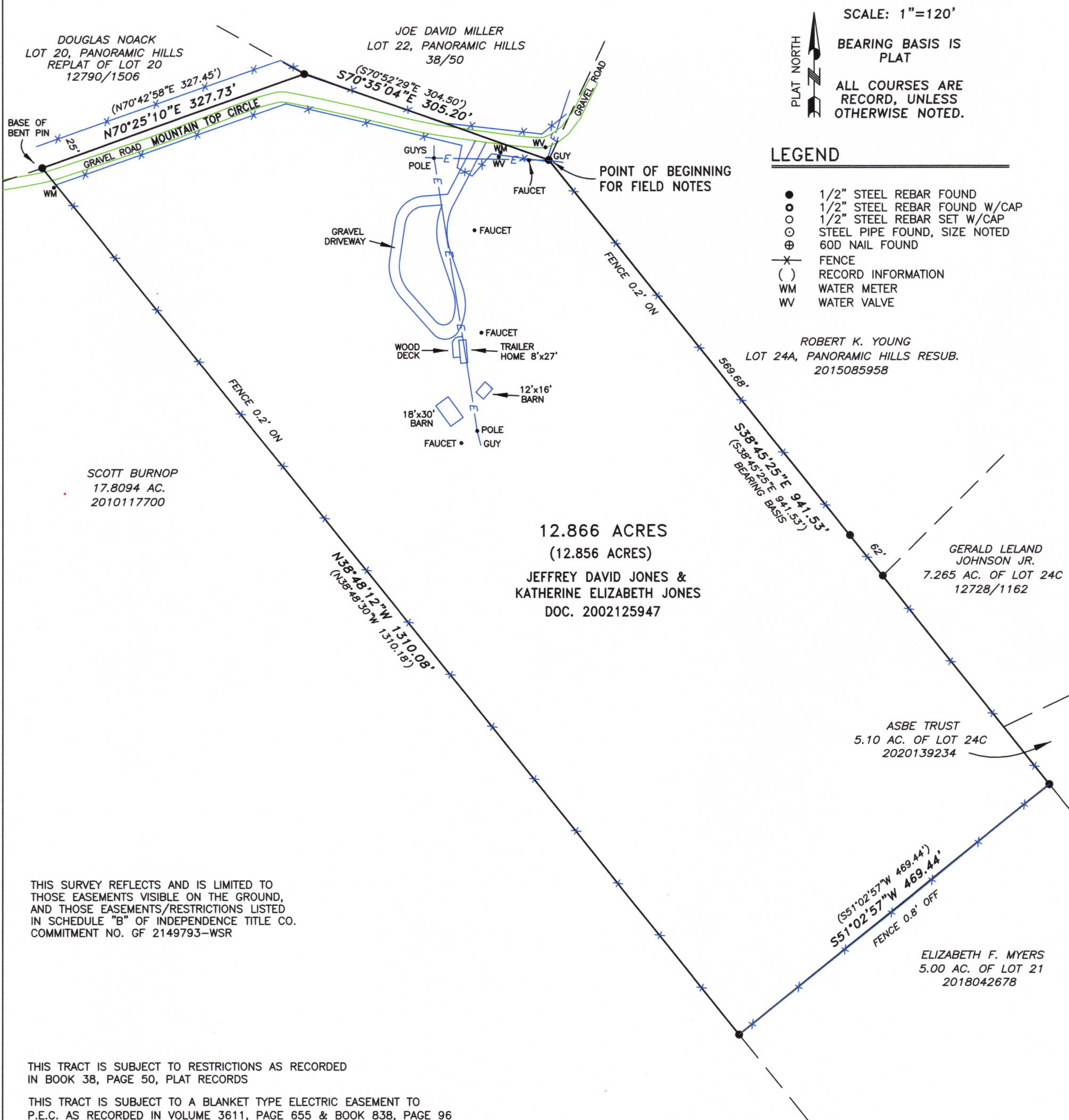


FIRM LICENSE NO. 10034700

LOCAL ADDRESS: 11670 MOUNTAIN TOP CIRCLE

LEGAL DESCRIPTION: 12.866 ACRES OF LAND OUT OF LOT 21, PANORAMIC HILLS, A SUBDIVISION RECORDED IN BOOK 38, PAGE 50, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT CALLED 12.856 ACRES AS CONVEYED TO JEFFREY DAVID JONES & KATHERINE ELIZABETH JONES BY DEED RECORDED IN DOCUMENT NO. 2002125947, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

SEE ACCOMPANYING FIELD NOTES



THIS SURVEY REFLECTS AND IS LIMITED TO
THOSE EASEMENTS VISIBLE ON THE GROUND,
AND THOSE EASEMENTS/RESTRICTIONS LISTED
IN SCHEDULE "B" OF INDEPENDENCE TITLE CO.
COMMITMENT NO. GF 2149793-WSR

THIS TRACT IS SUBJECT TO RESTRICTIONS AS RECORDED
IN BOOK 38, PAGE 50, PLAT RECORDS

THIS TRACT IS SUBJECT TO A BLANKET TYPE ELECTRIC EASEMENT TO
P.E.C. AS RECORDED IN VOLUME 3611, PAGE 655 & BOOK 838, PAGE 96

THIS TRACT MAY SUBJECT TO INGRESS-EGRESS EASEMENTS AS RECORDED
IN VOLUME 988, PAGE 335 & BOOK 2649, PAGE 400 (TOO VAGUE TO LOCATE)

THIS TRACT IS NOT SUBJECT TO A FLOOD EASEMENT TO L.C.R.A. UP TO THE 715-FOOT ELEVATION CONTOUR (653/157)

TO INDEPENDENCE TITLE CO., TITLE RESOURCES GUARANTY CO., ANY LENDER, SELLER, BUYER:
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY
LEGALLY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS,
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. THIS SURVEY DOES NOT REPRESENT AN
ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN HEREON.

DATED THIS 26 DAY OF OCTOBER, 2021:

Stuart W. Watson
STUART W. WATSON, REGISTERED
PROFESSIONAL LAND SURVEYOR,
TEXAS LICENSE NUMBER 4550

