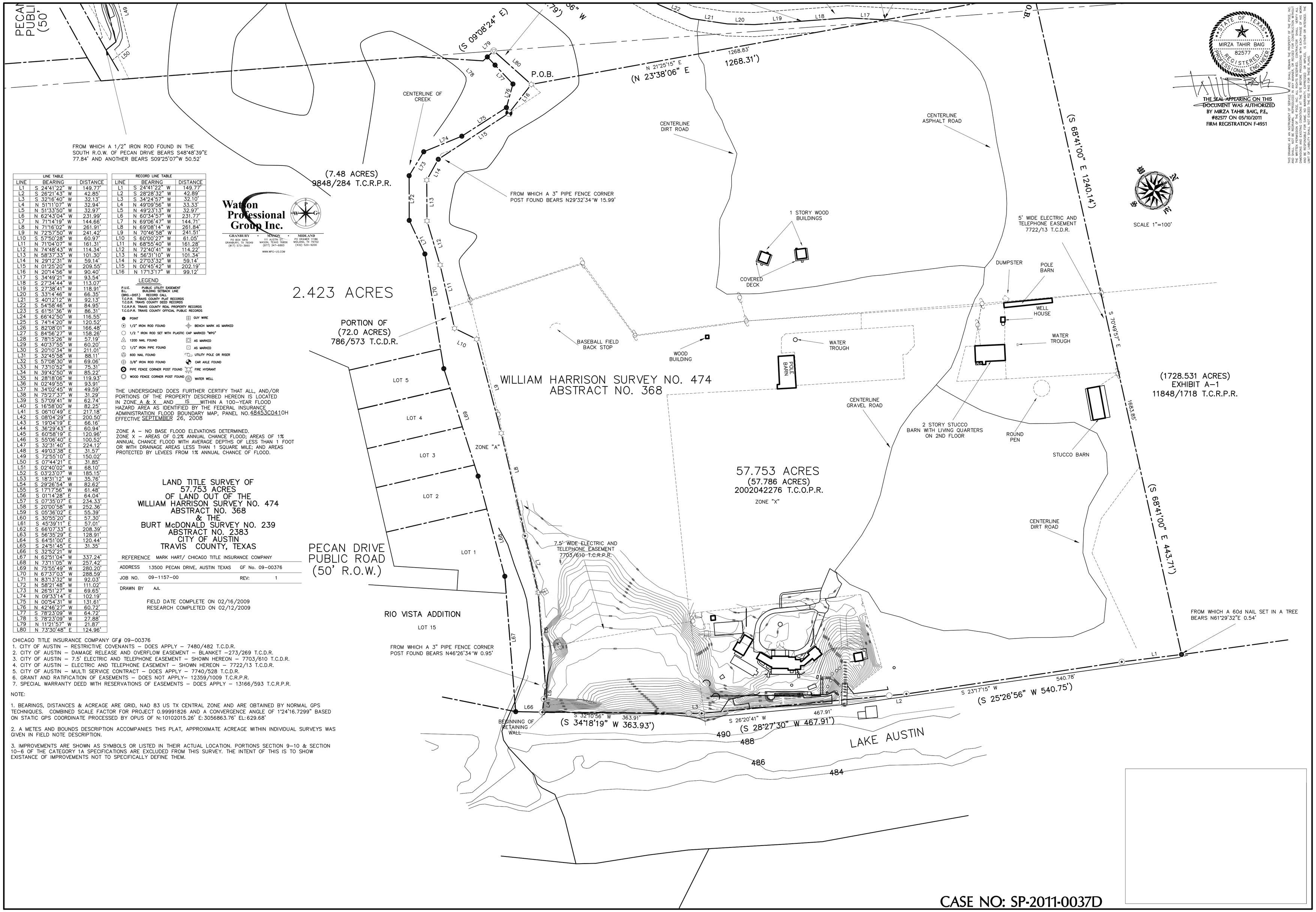

FROM WHICH A 1/2" IRON ROD FOUND IN THE SOUTH R.O.W. OF PECAN DRIVE BEARS S48°48'39"E 77.84' AND ANOTHER BEARS S09°25'07"W 50.52'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 24°41'22" W	149.77'
L2	S 26°21'43" W	42.85'
L3	S 32°16'40" W	32.13'
L4	N 51°11'07" W	32.94'
L5	N 51°33'50" W	32.97'
L6	N 62°43'04" W	231.99'
L7	N 71°14'19" W	144.66'
L8	N 71°16'02" W	261.91'
L9	N 72°57'50" W	241.42'
L10	S 57°50'28" W	60.97'
L11	N 71°04'07" W	161.31'
L12	N 74°48'43" W	114.34'
L13	N 58°37'33" W	101.30'
L14	N 29°12'31" W	59.14'
L15	N 01°25'20" W	209.55'
L16	N 20°14'56" W	90.40'
L17	S 34°49'21" W	93.54'
L18	S 27°34'44" W	113.07'
L19	S 27°38'41" W	118.91'
L20	S 33°14'46" W	66.35'
L21	S 40°12'12" W	92.13'
L22	S 54°58'46" W	84.95'
L23	S 61°51'36" W	86.31'
L24	S 66°42'50" W	116.55'
L25	S 74°14'20" W	120.52'
L26	S 82°08'01" W	166.48'
L27	S 84°56'27" W	158.26'
L28	S 78°15'26" W	57.19'
L29	S 40°37'55" W	60.20'
L30	S 20°10'34" W	211.01'
L31	S 32°45'58" W	88.11'
L32	S 57°08'30" W	69.06'
L33	N 73°10'52" W	75.31'
L34	N 39°42'50" W	85.22'
L35	N 28°18'06" W	119.93'
L36	N 02°49'55" W	93.91'
L37	N 34°02'45" W	49.59'
L38	N 75°27'37" W	31.29'
L39	S 57°09'41" W	62.74'
L40	S 16°58'00" W	82.25'
L41	S 06°10'49" E	217.18'
L42	S 08°04'29" E	200.50'
L43	S 19°04'19" E	66.16'
L44	S 36°29'43" E	60.94'
L45	S 60°58'19" E	120.96'
L46	S 55°06'40" E	100.52'
L47	S 32°31'40" E	224.12'
L48	S 49°03'38" E	31.57'
L49	S 72°55'10" E	150.02'
L50	S 07°44'21" E	31.85'
L51	S 02°40'02" W	68.10'
L52	S 03°23'07" W	185.15'
L53	S 18°31'12" W	35.76'
L54	S 29°26'54" W	82.62'
L55	S 17°17'56" W	61.48'
L56	S 01°14'28" E	64.04'
L57	S 07°35'07" E	234.33'
L58	S 20°00'58" W	252.36'
L59	S 05°36'02" E	55.39'
L60	S 30°55'20" E	57.30'
L61	S 45°39'11" E	57.01'
L62	S 66°07'33" E	208.39'
L63	S 56°35'29" E	128.91'
L64	S 64°51'00" E	120.44'
L65	S 24°51'45" E	31.35'
L66	S 32°52'21" W	
L67	N 62°51'04" W	337.24'
L68	N 73°11'05" W	257.42'
L69	N 75°55'49" W	280.20'
L70	N 67°37'03" W	288.59'
L71	N 83°13'32" W	92.03'
L72	N 58°21'48" W	111.02'
L73	N 26°51'27" W	69.65'
L74	N 09°33'14" E	102.19'
L75	N 00°54'31" W	131.61'
L76	N 42°46'27" W	60.72'
L77	S 78°23'09" W	64.72'
L78	S 78°23'09" W	27.88'
L79	N 11°21'57" W	21.87'
L80	N 73°30'48" E	124.96'

RECORD LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 24°41'22" W	149.77'
L2	S 28°28'32" W	42.89'
L3	S 34°24'57" W	32.10'
L4	N 49°09'56" W	33.33'
L5	N 49°23'13" W	32.97'
L6	N 60°34'57" W	231.77'
L7	N 69°06'47" W	144.71'
L8	N 69°08'14" W	261.84'
L9	N 70°46'58" W	241.51'
L10	S 60°00'27" W	61.05'
L11	N 68°55'40" W	161.28'
L12	N 72°40'41" W	114.22'
L13	N 56°31'10" W	101.34'
L14	N 27°03'32" W	59.14'
L15	N 00°45'42" W	202.19'
L16	N 17°13'17" W	99.12'

Watson Professional Group Inc.

GRANBURY • MENSON • MIDLAND

GRANBURY: PO BOX 5859, GRANBURY, TX 76049, (817) 573-3660
MENSON: 111 AUSTIN ST., MENSON, TX 76556, (817) 347-4863
MIDLAND: PO DRAWER 11180, MIDLAND, TX 79702, (432) 520-9200

www.WPG-US.COM

LEGEND

P.U.E. PUBLIC UTILITY EASEMENT
B.L. BUILDING SETBACK LINE
(BRG.-DIST.) RECORD CALL
T.C.P.R. TRAVIS COUNTY PLAT RECORDS
T.C.D.R. TRAVIS COUNTY DEED RECORDS
T.C.R.P.R. TRAVIS COUNTY REAL PROPERTY RECORDS
T.C.O.P.R. TRAVIS COUNTY OFFICIAL PUBLIC RECORDS

- POINT
- 1/2" IRON ROD FOUND
- 1/2 " IRON ROD SET WITH PLASTIC CAP MARKED "WPG"
- 1200 NAIL FOUND
- 1/2" IRON PIPE FOUND
- 60D NAIL FOUND
- 3/8" IRON ROD FOUND
- PIPE FENCE CORNER POST FOUND
- WOOD FENCE CORNER POST FOUND
- GUY WIRE
- BENCH MARK AS MARKED
- AS MARKED
- AS MARKED
- UTILITY POLE OR RISER
- CAR AXLE FOUND
- FIRE HYDRANT
- WATER WELL

THE UNDERSIGNED DOES FURTHER CERTIFY THAT ALL, AND/OR PORTIONS OF THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE A & X AND IS WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD BOUNDARY MAP, PANEL NO. 48453C0410H EFFECTIVE SEPTEMBER 26, 2008

ZONE A – NO BASE FLOOD ELEVATIONS DETERMINED.
ZONE X – AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE OF FLOOD.

LAND TITLE SURVEY OF 57.753 ACRES OF LAND OUT OF THE WILLIAM HARRISON SURVEY NO. 474 ABSTRACT NO. 368 & THE BURT McDONALD SURVEY NO. 239 ABSTRACT NO. 2383 CITY OF AUSTIN TRAVIS COUNTY, TEXAS

REFERENCE	MARK HART/ CHICAGO TITLE INSURANCE COMPANY		
ADDRESS	13500 PECAN DRIVE, AUSTIN TEXAS	GF No. 09-00376	
JOB NO.	09-1157-00	REV:	1
DRAWN BY	AJL		

FIELD DATE COMPLETE ON 02/16/2009
RESEARCH COMPLETED ON 02/12/2009

CHICAGO TITLE INSURANCE COMPANY GF# 09-00376
1. CITY OF AUSTIN – RESTRICTIVE COVENANTS – DOES APPLY – 7480/482 T.C.D.R.
2. CITY OF AUSTIN – DAMAGE RELEASE AND OVERFLOW EASEMENT – BLANKET –273/269 T.C.D.R.
3. CITY OF AUSTIN – 7.5' ELECTRIC AND TELEPHONE EASEMENT – SHOWN HEREON – 7703/610 T.C.D.R.
4. CITY OF AUSTIN – ELECTRIC AND TELEPHONE EASEMENT – SHOWN HEREON – 7722/13 T.C.D.R.
5. CITY OF AUSTIN – MULTI SERVICE CONTRACT – DOES APPLY – 7740/528 T.C.D.R.
6. GRANT AND RATIFICATION OF EASEMENTS – DOES NOT APPLY– 12359/1009 T.C.R.P.R.
7. SPECIAL WARRANTY DEED WTH RESERVATIONS OF EASEMENTS – DOES APPLY – 13166/593 T.C.R.P.R.

NOTE:

1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX CENTRAL ZONE AND ARE OBTAINED BY NORMAL GPS TECHNIQUES. COMBINED SCALE FACTOR FOR PROJECT 0.99991826 AND A CONVERGENCE ANGLE OF 1°24'16.7299" BASED ON STATIC GPS COORDINATE PROCESSED BY OPUS OF N:10102015.26' E:3056863.76' EL:629.68'

2. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT, APPROXIMATE ACREAGE WITHIN INDIVIDUAL SURVEYS WAS GIVEN IN FIELD NOTE DESCRIPTION.

3. IMPROVEMENTS ARE SHOWN AS SYMBOLS OR LISTED IN THEIR ACTUAL LOCATION. PORTIONS SECTION 9–10 & SECTION 10–6 OF THE CATEGORY 1A SPECIFICATIONS ARE EXCLUDED FROM THIS SURVEY. THE INTENT OF THIS IS TO SHOW EXISTANCE OF IMPROVEMENTS NOT TO SPECIFICALLY DEFINE THEM.

STATE OF TEXAS
MIRZA TAHIR BAIG
82577
REGISTERED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MIRZA TAHIR BAIG, P.E. #82577 ON 05/10/2011
FIRM REGISTRATION F-4951

THIS DRAWING AS AN INSTRUMENT OF SERVICE IS AND SHALL REMAIN THE PROPERTY OF THE PTGC, INC. REGARDLESS OF THE FACT THAT SAID DOCUMENT MAY BE FILED OF RECORD. REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF THE PTGC, INC. ALL RIGHTS RESERVED. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS ON THE JOB SITE PRIOR TO THE COMMENCEMENT OF WORK AND BE RESPONSIBLE FOR SAME. NO WARRANTY, EXPRESSED OR IMPLIED, IS EITHER OR INTENDED. THE ENGINEER SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING.

Revision	Description	Date	Drawn
6	ISSUED FOR APPROVAL	06/15/11	
5	ISSUED FOR APPROVAL	05/10/11	
4	ISSUED FOR APPROVAL	04/29/11	
3	ISSUED FOR APPROVAL	02/21/11	
2	ISSUED FOR APPROVAL	02/01/11	
1	ISSUED FOR APPROVAL	01/13/11	
0	ISSUED FOR APPROVAL	01/07/11	

PROFESSIONAL STRUCIVIL ENGINEERS, INC.
CONSULTING CIVIL AND STRUCTURAL ENGINEERS
12710 RESEARCH BLVD. SUITE 390 AUSTIN, TX 78759 | TEL 512.258.6422 | FAX 512.258.8056

Project : HART RESIDENCE
13500 PECAN DRIVE
AUSTIN, TEXAS 78734

Title : EXISTING SURVEY

PROJECT 29126

SHEET 3 OF 8

CASE NO: SP-2011-0037D