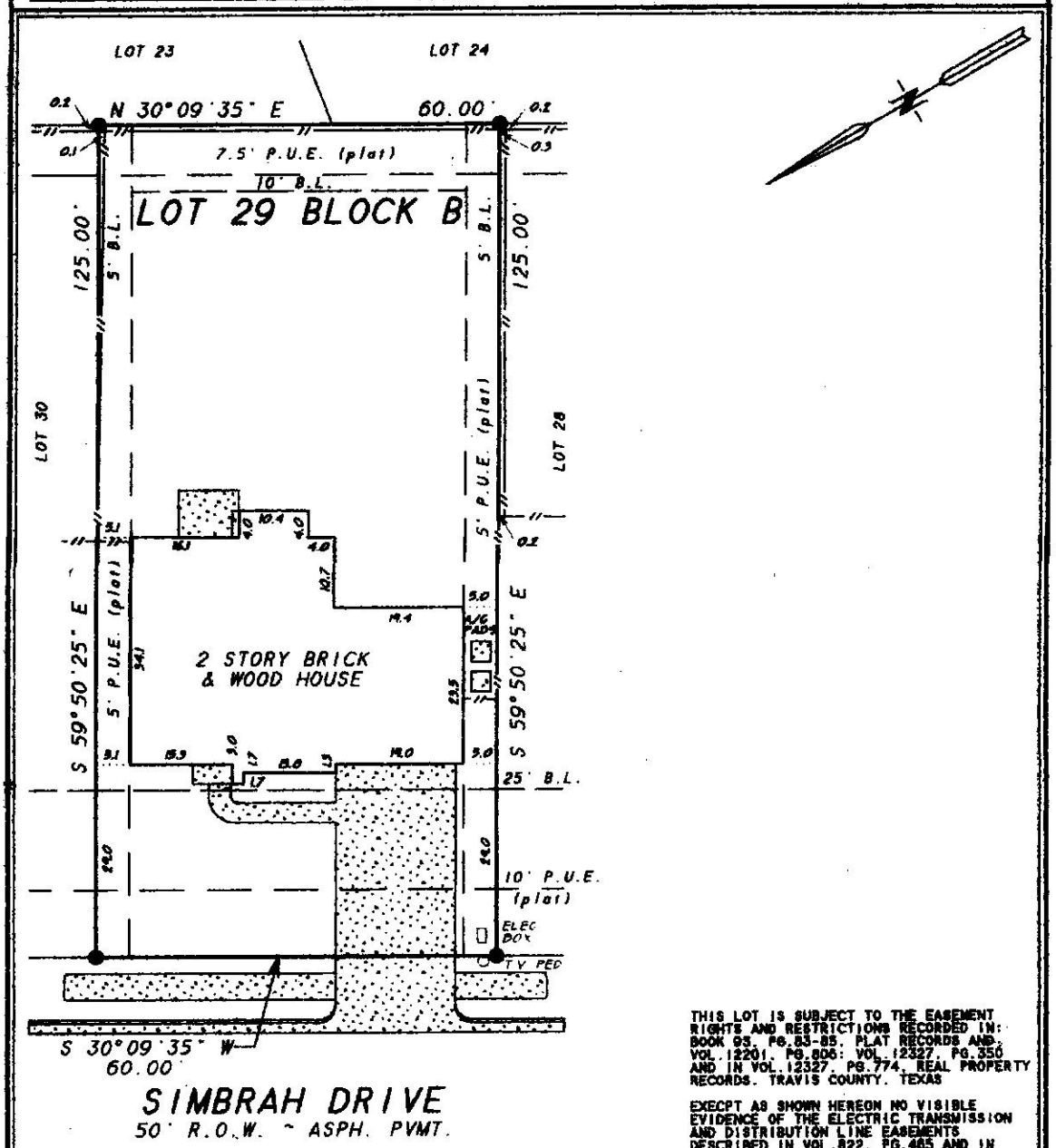
SURVEY PLAT OF: LOCAL ADDRESS 2117 SIMBRAH DRIVE REF: CRESPO

LEGAL DESCRIPTION: LOT 29 BLOCK B THE RANCH AT CYPRESS CREEK SECTION 1

A SUBDIVISION IN TRAVIS COUNTY. TEXAS. RECORDED IN BOOK 93 PAGES 83-85 PLAT RECORDS OF TRAVIS COUNTY. TEXAS.



THIS LOT IS SUBJECT TO THE EASEMENT RIGHTS AND RESTRICTIONS RECORDED IN: BOOK 93, PG.83-85, PLAT RECORDS AND, VOL.12201, PG.806; VOL.12327, PG.350 AND IN VOL.12327, PG.774, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS

EXECPT AS SHOWN HEREON NO VISIBLE EVIDENCE OF THE ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENTS DESCRIBED IN VOL.822, PG.465 AND IN VOL.827, PG.88, DEED RECORDS, TRAVIS COUNTY, TEXAS, WAS FOUND ON THIS LOT.

THIS LOT IS SUBJECT TO A 10' ELECTRIC EASEMENT BEING 5' ON EITHER SIDE OF THE BURIED SERVICE CABLE, NOT INCLUSIVE OF ANY AREA UPON WHICH A RESIDENCE IS CONSTRUCTED AS DESCRIBED IN VOL.12285, PG.1374, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.

DATE: 7-1-96
SCALE 1" = 20'

LEGEND
- ● iron rod found
- ○ iron rod set
- ◉ iron pipe found
- △ nail set
- ▲ nail found
- wooden fence
- metal fence
- concrete
- power line
- ( ) record calls

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO AUSTIN TITLE COMPANY, INC.:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON UNDER MY DIRECTION AND SUPERVISION; THERE ARE NO APPARENT DISCREPANCIES, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, OR VISIBLE UTILITY LINES, EXCEPT AS SHOWN HEREON; THERE ARE NO KNOWN CONFLICTS WITH THE ADJOINING PROPERTIES SHOWN HEREON, EXCEPT AS MAY BE SHOWN HEREON, AND THAT SAID PROPERTY ADJOINS A PUBLIC ROADWAY, EXCEPT AS MAYBE SHOWN HEREON, ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP F.E.M.A. PANEL

NO 481026 0235E DATE 6-16-93 FOR TRAVIS COUNTY TEXAS. THIS PROPERTY IS LOCATED IN ZONE X.

STATE OF TEXAS REGISTERED STEVE BRANDT 4126 PROFESSIONAL LAND SURVEYOR

BRANDT SURVEYING COMPANY, PROFESSIONAL CORPORATION

5524 BEE CAVE ROAD, SUITE F-1 AUSTIN, TEXAS 78746 (512) 328-0621

FB. 175 PG. 10 JOB NO. 96-2747