

I, THE UNDERSIGNED, HAVE THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY OF THE PROPERTY LOCATED AT: 1607 SHADY CREEK TRAIL, CEDAR PARK, TEXAS. BEING DESCRIBED AS FOLLOWS: LOT TWENTY-NINE (29), IN BLOCK C, OF THE RANCH AT CYPRESS CREEK, SECTION NINE (9), A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET Q, SLIDE 241 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. AND IN VOLUME 102, PAGE 1 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. SUBJECT PROPERTY LYING WHOLLY WITHIN TRAVIS COUNTY.

REFERENCE: OF NO. 99-04106

BUYER: ANDREW C. SEIBEL AND ELIZABETH K. SEIBEL

SELLER: PULTE HOMES OF TEXAS, L.P.

LENDER: PULTE MORTGAGE CORPORATION

TITLE CO.: ALAMO TITLE COMPANY

UNDERWRITER: ALAMO TITLE INSURANCE COMPANY

SHADY CREEK TRAIL (50' ROW)

LEGEND

1/2" REBAR FOUND (•)
RECORD INFORMATION (•)
CAB. Q, SL. 241 &
VOL. 102, P. 251
PUBLIC UTILITY EASEMENT P.U.E.
DRAINAGE EASEMENT D.E.
BUILDING LINE
RIGHT-OF-WAY R.O.W.
CONTROL MONUMENT CM
Board Fence

NOTES:

1) FOR RESTRICTIONS SEE: CABINET Q, SLIDE 241 PLAT RECORDS AND DOG. 9528633 OFFICIAL RECORDS.

2) THE WATER LINE EASEMENT, 15' IN WIDTH, IN VOL. 579, PG. 750 AND TRANSFERRED IN VOL. 814, PG. 692 DEED RECORDS WILLIAMSON COUNTY, TEXAS. (BLANKET TYPE) CENTERED ON PIPE AS BURIED, UNABLE TO LOCATE.

3) THE ELECTRIC EASEMENT, SETOUT IN VOL. 1428, PG. 225 AND V. 2850, PG. 463 DEED RECORDS WILLIAMSON COUNTY, TEXAS (#9907/450 (TRAVIS CO.)) DOES NOT AFFECT THIS LOT.

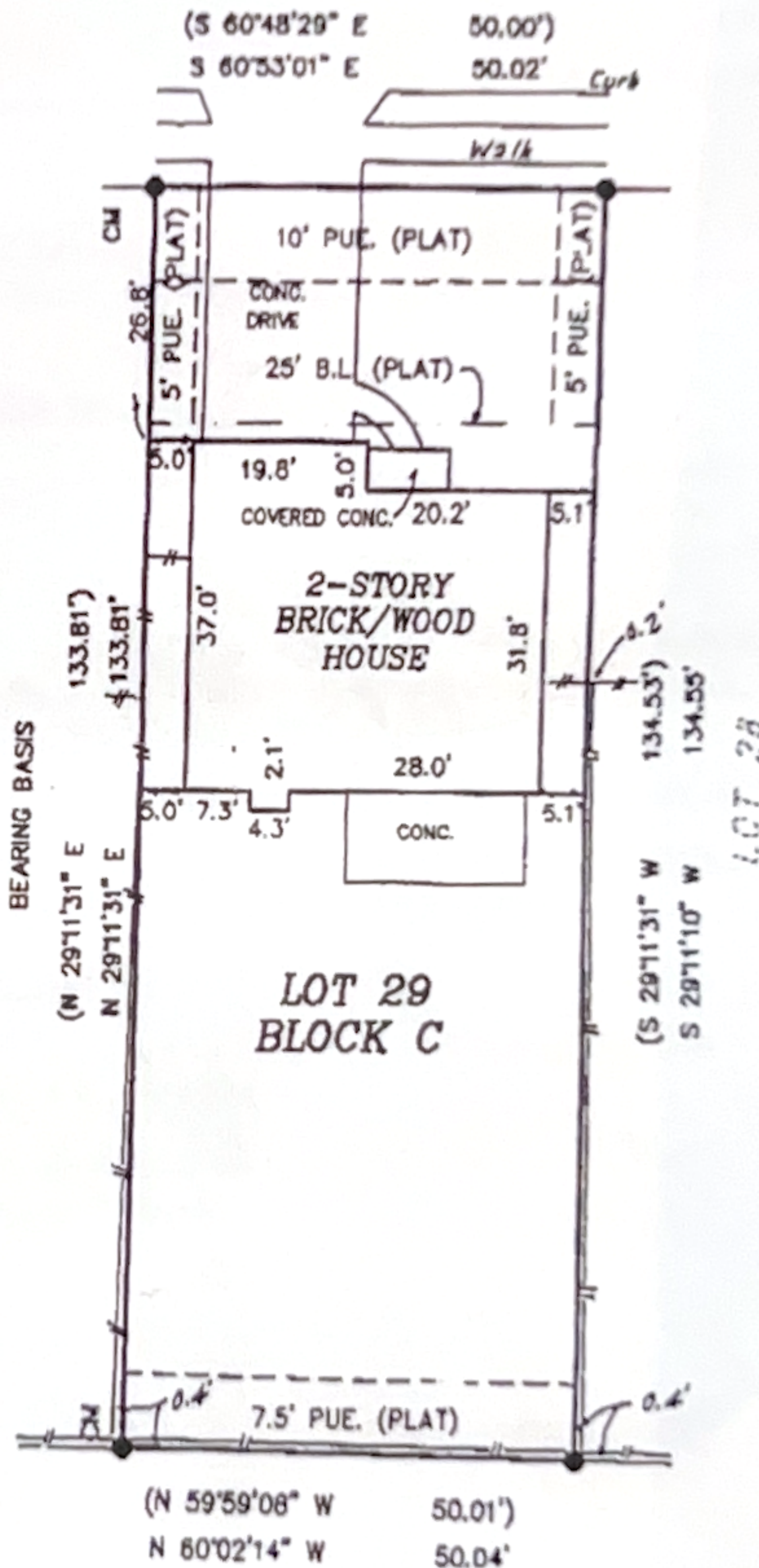
4) THIS LOT IS SUBJECT TO BUILDING SETBACKS AS SETOUT IN CLERKS FILE # 9528633 OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS

5) THIS LOT IS SUBJECT TO THE ELEC. ESMT. AS SETOUT IN CLERKS FILE # 9939252 OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS "10 FEET IN WIDTH FROM METER TO THE PUE ADJ. TO R.O.W."

FLOOD NOTE:

I HAVE EXAMINED THE F.E.M.A.'S FLOOD INSURANCE RATE MAP FOR TRAVIS COUNTY, TEXAS COMMUNITY No. 48453C; EFFECTIVE DATE 06-18-93; AND THAT MAP INDICATED THAT THIS PROPERTY IS WITHIN ZONE X (DETERMINED NOT TO BE A DESIGNATED 100-YEAR FLOOD PLAIN AREA) AS SHOWN ON PANEL No. 235 E OF SAID MAP.

WARNING: IF THIS SITE IS NOT WITHIN ZONE AE (AN IDENTIFIED 100-YEAR FLOOD PLAIN AREA), THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES 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. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



THE UNDERSIGNED DOES HEREBY CERTIFY TO LENDER, TITLE COMPANY, UNDERWRITER, BUYER AND SELLER ABOVE-NAMED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS ACCURATE, AND THAT THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY EASEMENTS OR ROADWAYS, EXCEPT AS SHOWN HEREON, AND THE SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON. THIS PLAT IS NOT VALID UNLESS ACCOMPANIED BY AN ORIGINAL SEAL.

RALPH HARRIS SURVEYOR INC. 1406 HETHER, AUSTIN, TEXAS 78704 (512) 444-1781

JAMES M. GRANT

INVOICE NO. 35946

R.P.L.S. NO. 1919

WORK ORDER NO. 34526

NOVEMBER 16, 1999

34526FN.DWG JEB