LEGAL DESCRIPTION: Being all that contain 10.35 acre tract or parcel of land situated in the EDMUND B. WADE SURVEY NO. 47 and the W. B. ROYAL SURVEY NO. 75, Travis County, Texas, and being more particularly described in the attached Exhibit "A".

PURCHASER: [redacted] TITLE CO.: LANDAMERICA 1st TITLE

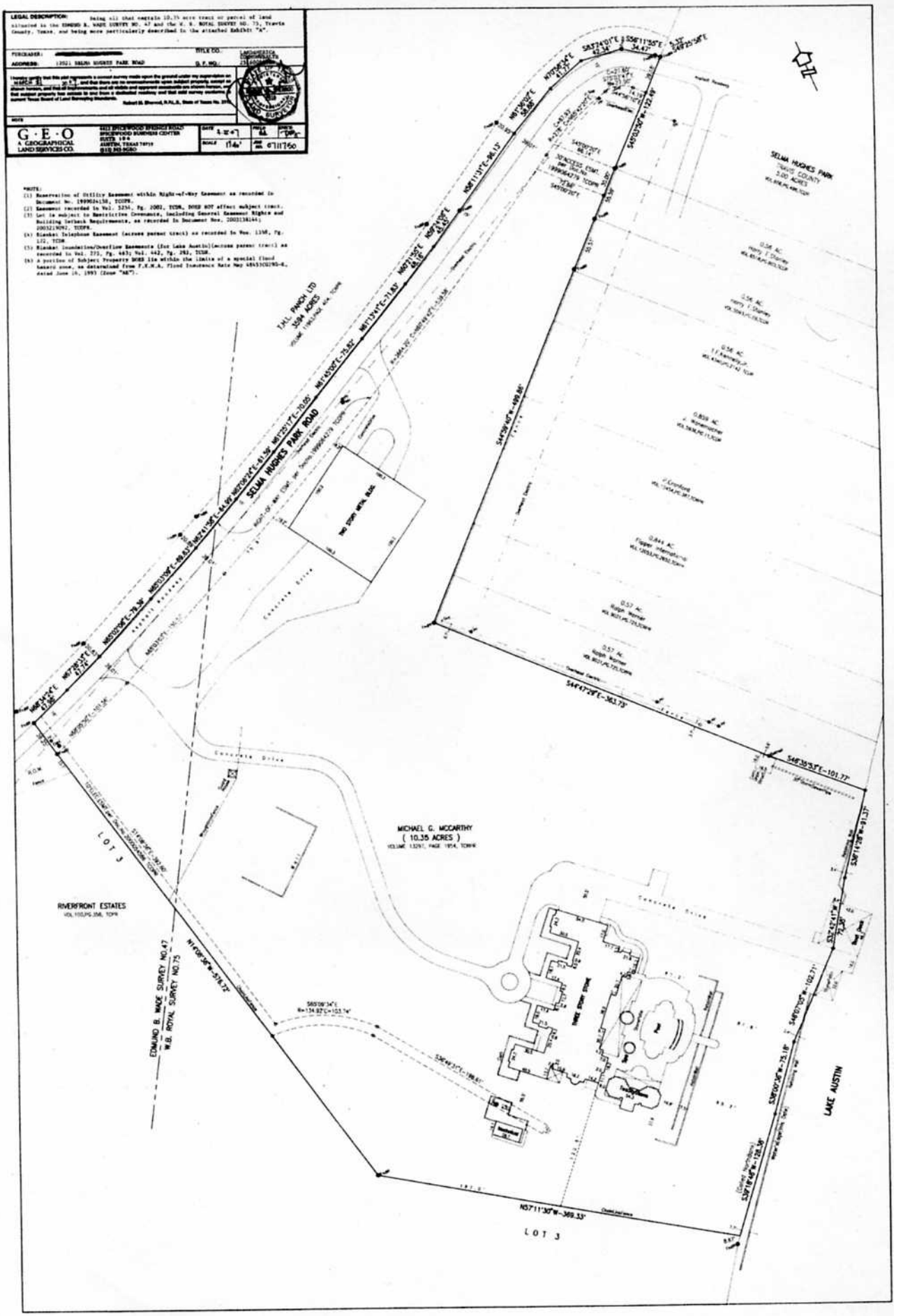
ADDRESS: 12521 SELMA HUGHES PARK ROAD G.F. NO.:

I hereby certify that this plat represents a correct survey made upon the ground under my supervision on the 4th day of May, 2004 and that there are no encroachments upon subject property except as shown hereon, and that all improvements and all visible and apparent easements are shown hereon, and that subject property has access to and from a dedicated roadway and that said survey conforms to current Board of Land Surveying Standards.

Robert H. Sherrod, R.P.L.S. State of Texas No. 3

G·E·O
A GEOGRAPHICAL LAND SERVICES CO.
9433 BROKEWOOD BRIDGE ROAD
BROKEWOOD BUSINESS CENTER
SUITE 104
AUSTIN, TEXAS 78759
(512) 343-9380

DATE: 5-12-04 | FIELD: AL | DRAWN: JMP | SCALE: 1"=4' | JOB NO.: 6711760

NOTE:

(1) Reservation of Utility Easement within Right-of-Way Easement as recorded in Document No. 1999026138, TCOPR.
(2) Easement recorded in Vol. 3234, Pg. 2002, TCOR, DOES NOT affect subject tract.
(3) Lot is subject to Restrictive Covenants, including General Easement Rights and Building Setback Requirements, as recorded in Document Nos. 2003138144; 2003219092, TCOPR.
(4) Blanket Telephone Easement (across parent tract) as recorded in Vol. 1158, Pg. 132, TCOR
(5) Blanket Inundation/Overflow Easements (for Lake Austin)(across parent tract) as recorded in Vol. 273, Pg. 443; Vol. 442, Pg. 262, TCOR.
(6) A portion of Subject Property DOES lie within the limits of a special flood hazard zone, as determined from F.I.R.M., Flood Insurance Rate Map 48453C0195-G, dated June 16, 1993 (Zone "AE").