

SCALE: 1" = 100'

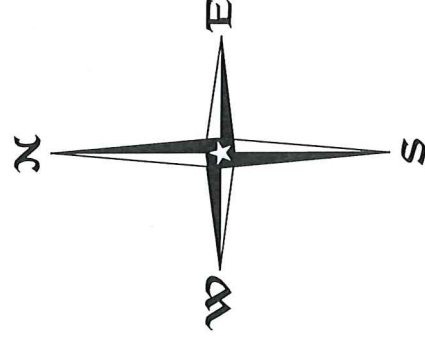
Legend

- ⊕ 1/2" Iron Rod Set with plastic cap imprinted "Holt Carson, Incorporated"
- ◇ 1/2" Iron Rod Found with plastic cap imprinted as noted hereon
- ⊙ 1/2" Iron Rod Found
- ⊠ Sanitary Sewer Manhole
- ⊕ Sign
- ⊕ Telephone Pedestal
- ⊕ Sanitary Cleanout
- x— Wire Fence
- Overhead Utility Line
- (Record Bearing and Distance)

FLOOD ZONE CLASSIFICATION

All of this property lies within Zone AE (areas determined to be within the 100 year flood plain) according to the Federal Emergency Management Agency, Flood Insurance Rate Map Panel No. 48453C0485J, dated August 18, 2014.

Orientation for this survey is based upon the State Plane Coordinate System (4203- Texas Central Zone) All distances shown hereon are surface values.



GREENBURY GATES SURVEY NO. 63
ABSTRACT NO. 315

F.M. HIGHWAY 978 (R.O.W. VARIES)

REFERENCE POINT

(27.4 ACRES)
Ozzie Monroe, et ux
Warranty Deed
Volume 5278 Page 1904

(229
S62°03'39"E 636.26'
S58°44'E 636.62')

24" concrete drainpipes

Aerial Easement
Height of R.O.W. is Above: 20' Vertically
Width: 10' Length: 928'
Bluebonnet Electric Cooperative, Inc.
Document No. 2004.179904

TRACT FIVE
(31.889 ACRES)
TIMMERMANN COMMERCIAL INVESTMENTS, LP
SPECIAL WARRANTY DEED
DOCUMENT NO. 2020230923

(33.34 Acres)
described by metes and bounds in
Volume 7335 Page 455
save and except
(1.461 Acres)
Agreed Judgment
Document No. 1999073674

0.98 ACRE SURVEYED
Terrell Timmermann
(0.98 Acre)
Volume 7335 Page 448

PLACE OF BEGINNING

remaining portion of
Tract No. 2
Channel Easement
State of Texas
Volume 622 Page 449

Easement
Width: 17' Length 124'
Bluebonnet Electric Cooperative, Inc.
Document No. 2004.179904

fireworks stand

N13°22'55"W 120.54'
(N09°26'W) (120.54')

24" concrete drainpipe

S87°12'05"W 442.22'
direct tie

S87°12'05"W 101.08'
(N89°30'W) (101.08')

four (4)
box culverts
7'H X 8'W

guardrail on concrete

edge of pavement

U.S. HIGHWAY 290 (R.O.W. VARIES)

SURVEY MAP OF

0.98 ACRE OF LAND OUT OF THE GREENBURY GATES SURVEY NO. 63, ABSTRACT NO. 315 IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (0.98 ACRE) TRACT OF LAND AS CONVEYED TO TERRELL TIMMERMANN BY QUITCLAIM DEED RECORDED IN VOLUME 7335, PAGE 448 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

see accompanying field note description

SURVEYED: OCTOBER 10, 2022.

BY

Holt Carson
Registered Professional Land Surveyor No. 5166



HOLT CARSON, INCORPORATED
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