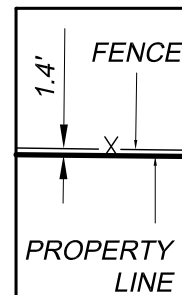


SCALE: 1" = 100'
GRAPHIC SCALE



MICHAEL GORDON GEBERT
(17.537 ACRES)
(11520/519)

S24°26'53"W 649.66'
(S26°36'49"W) (650.42')



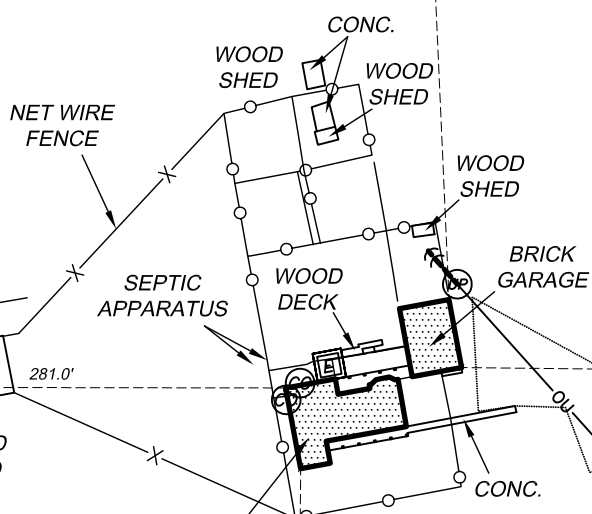
TYPICAL DIMENSION FROM FENCE TO PROPERTY LINE. DISTANCE SHOWN ON THE SIDE OF PROPERTY LINE THE FENCE IS ON.

MILTON GEORGE HARRELL, JR.
AND WIFE, LYNNDELL HARRELL
(198.301 AC.)
(12660/1988)

WELL/WATER PUMP

C.L. OF E.C.E.
(OVERHEAD UTILITY LINE)
(6421/1006)
(NO WIDTH GIVEN)

DUDLEY BEADLES
(5.008 ACRES)
(2006044518)



ONE STORY BRICK HOUSE
APPROX. 1783 SQ. FT.
BUILDING FOOTPRINT
(SEE DETAIL SHEET 1)

18.033 ACRES
APPROX. 785,514 SQ. FT.

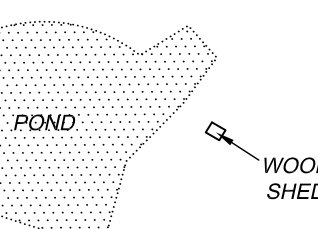
THEODORE ROALD WILHELM
AND CHARLOTTE JEAN FELFE
(18.016 ACRES)
(5861/651)

WIRE FENCE
CROSSES P.L.

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS
COORDINATE SYSTEM OF 1983
(NAD83), CENTRAL ZONE, BASED
ON LOCAL NETWORK GPS
OBSERVATIONS. THE GRID TO
SURFACE SCALE FACTOR USED
FOR THIS PROJECT IS 1.00012

S62°54'41"E 1204.69'
(S60°11'04"E 1204.11')
(S60°36'20"E) (1202.82')



POND
WOOD SHED

C.L. OF E.C.E.
(OVERHEAD UTILITY LINE)
(6421/1006)
(NO WIDTH GIVEN)

TONY EDWARD TIMS
AND PATSY RUTH TIMS
(2.000 ACRES)
(11569/627)

N23°37'37"E
33.17'
(N25°19'35"E)
(33.00')

P.O.B.

C.L. OF E.T.E.
(OVERHEAD UTILITY LINE)
(3270/2152)
(NO WIDTH GIVEN)

C.L. OF E.T.E.
(OVERHEAD UTILITY LINE)
(3270/2152)
(NO WIDTH GIVEN)

WIRE FENCE IS
1.4' ON SUBJECT

C.L. OF E.C.E.
(OVERHEAD UTILITY LINE)
(6421/1006)
(NO WIDTH)

N27°26'11"E 637.22'
(N29°43'30"E) (636.58')

GRAVEL DRIVE

LOT 1
BLOCK A
WILLIAM W. MASON
SUBDIVISION
(95/296)

PIPE RAIL FENCE
IS 0.2' ON ADJOINER

R.O.W. DEDICATED
(95/269)

SEE SHEET 1 OF 2 FOR
SURVEYOR'S CERTIFICATION
DATE OF SURVEY: 02-09-2017

TRUE-SURV

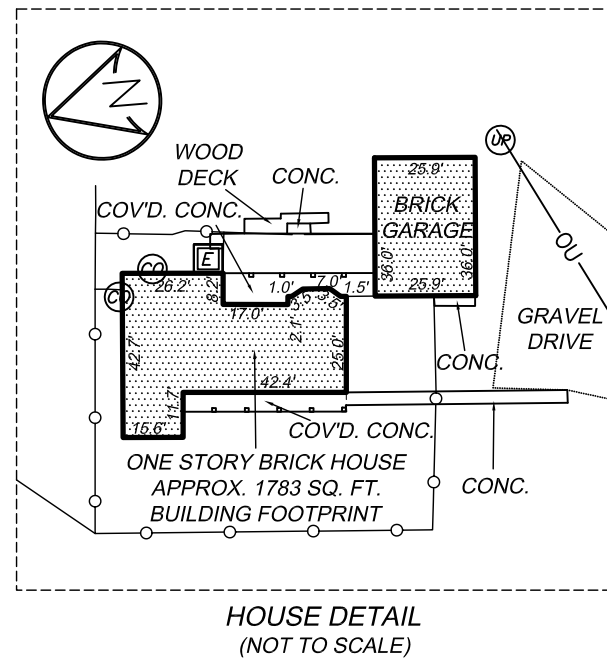
PROFESSIONAL LAND SURVEYING, L.L.C.
P.O. Box 1535
Pflugerville, TX 78691
TBPLS Firm Registration No. 10194238
PH (512) 970-9122 FX (512) 721-5248
www.truesurv.com © Copyright 2017

STEGER LANE
(R.O.W. WIDTH VARIES)



A LAND TITLE SURVEY TO ACCOMPANY METES AND BOUNDS DESCRIPTION OF 18.033 ACRES (APPROXIMATELY 785,514 SQ. FT.) IN THE THOMAS HANCOCK SURVEY, ABSTRACT NO. 302, TRAVIS COUNTY, TEXAS, BEING ALL OF THE 18.016 ACRE TRACT CONVEYED TO THEODORE ROALD WILHELM AND CHARLOTTE JEAN FELFE IN A WARRANTY DEED WITH VENDOR'S LIEN RECORDED DATED JULY 25, 1977, RECORDED IN VOLUME 5861, PAGE 651 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND	
●	1/2" IRON ROD FOUND (OR AS NOTED)
○	1/2" IRON ROD WITH "TRUE-SURV 6614" CAP SET
⊙	IPF IRON PIPE FOUND (SIZE NOTED)
⊕	UTILITY POLE
←---	GUY WIRE
-OU-	OVERHEAD UTILITIES
Ⓛ	ELECTRIC UTILITY
Ⓣ	TELEPHONE UTILITY
Ⓢ	CLEANOUT
Ⓢ	SIGN
—//—	EDGE OF PAVEMENT
—x—	BARB WIRE FENCE (UNLESS NOTED)
—o—	CHAIN LINK FENCE
—//—	PIPE RAIL FENCE
P.O.B.	POINT-OF-BEGINNING
R.O.W.	RIGHT-OF-WAY
B.L.	BUILDING SETBACK LINE
E.C.E.	ELECTRIC/COMMUNICATIONS LINE EASEMENT
E.T.E.	ELECTRIC/TELEPHONE EASEMENT
()	RECORD INFORMATION



TITLE COMMITMENT NOTE:

COMMITMENT FOR TITLE INSURANCE PREPARED BY:

Title Resources Guaranty Company

G.F. No.: 1703512-KFO Effective Date: January 25, 2017 Issued: February 2, 2017

The surveyor has relied upon the referenced Commitment for Title regarding easements, restrictions, and other matters affecting this property. No additional research was done for the purpose of this survey. Items listed are worded according to the commitment, followed by surveyor's notes and/or observations.

Schedule "B" items contained therein and re-listed below were considered:

1) Restrictive Covenants:
DELETED

10f. Easement:

Recorded: Volume 763, Page 642, Deed Records, Travis County, Texas.
To: Texas Power and Light Company
Purpose: electric and telephone lines
- Not subject to, not shown.

10g. Easement:

Recorded: Volume 3270, Page 2152, Deed Records, Travis County, Texas.
To: Texas Power and Light Company
Purpose: electric and communication lines
- Subject to, shown hereon.

10h. Easement:

Recorded: Volume 4822, Page 1667, Deed Records, Travis County, Texas.
To: Manville Water Supply Corporation
Purpose: pipe line

- Subject to, can not be plotted. The easement is 15 feet in width centered on the pipeline as installed. The location of underground utilities is not known by the Surveyor at the time of survey, and is not part of the survey scope.

10i. Easement:

Recorded: Volume 6421, Page 1006, Deed Records, Travis County, Texas.
To: Texas Power & Light Company and Southwestern Bell Telephone Company
Purpose: electric and telephone lines

- Subject to, shown hereon.

10j. Easement:

Recorded: Volume 8660, Page 892, Real Property Records, Travis County, Texas.
To: Texas Power & Light Company
Purpose: electric and telephone lines

- May affect but cannot be determined from record. No reference has been given to place the easement relative to a corner or property line. The serial number given for the power pole does not currently identify the easements location, as this specific pole was not identified at time of survey.

10k. Terms, Conditions, and Stipulations in the Agreement:

Recorded: Document No. 2008053950, Official Public Records, Travis County, Texas.
Type: Development

- Subject to.

FLOOD-PLAIN NOTE:

The tract shown hereon lies within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map no. 48453C0295H, dated September 26, 2008, for Travis County, Texas and incorporated areas. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

SURVEYOR'S CERTIFICATE:

CERTIFIED TO:

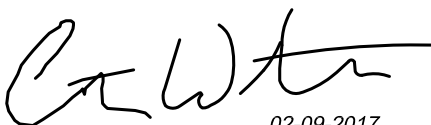
Theodore Roald Wilhelm and Charlotte Jean Felpe
Melvin Eilers and Gwen Eilers
Title Resources Guaranty Company
Independence Title

PROPERTY ADDRESS: 17901 STEGER LANE, MANOR, TX 78653-3518

DATE OF SURVEY: 02/08/2017

I hereby certify that a survey of the property shown hereon was actually made upon the ground under my direction and supervision on the date shown, and that to the best of my professional knowledge and belief: there are no apparent encroachments, overlapping of improvements, discrepancies, deed line conflicts, visible utility lines or roads in place, except as shown hereon, and that this property abuts or adjoins a dedicated road right-of-way or access easement, unless noted hereon.

This survey was made substantially in accordance with the standards and conditions set forth for a Category 1A, Condition II, Land Title Survey, based on the Manual of Practice for Land Surveying in Texas, 2006 Revised Eleventh Edition, prepared by the Texas Society of Professional Surveyors.


02-09-2017
Curtis W. Watts Date of Survey
Registered Professional Land Surveyor
State of Texas No. 6614



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