

LOT 7-R, BLOCK 34
S.L.S.M.I., G.L.O., AUSTIN, TX.
VOL. 58, PG. 144, M.R.N.C.T.

LOT 4-D, BLOCK 34
S.L.S.M.I., G.L.O., AUSTIN, TX.
VOL. 58, PG. 37, M.R.N.C.T.

LOT 6B, BLOCK 34
S.L.S.M.I., G.L.O., AUSTIN, TX.
VOL. 46, PG. 51, M.R.N.C.T.

PORTION OF LOTS 5 & 6, BLOCK 34
S.L.S.M.I.

LOT 1-A
SUNFLOWER HILL SUBDIVISION
VOL. 65, PG. 114, M.R.N.C.T.

LOT 6A, BLOCK 34
S.L.S.M.I., G.L.O., AUSTIN, TX.
VOL. 46, PG. 51, M.R.N.C.T.

0.835 ACRES TOTAL
625 E AVENUE "C"

0.166 ACRES OF LOT 10, BLOCK 33
S.L.S.M.I., G.L.O., AUSTIN, TX.
CF82004026791, R.P.R.N.C.T.
CLEMENCE H. CLAY

PORTION OF LOT 10, BLOCK 33
S.L.S.M.I.

0.456 ACRES OF LOTS 1
& 10, BLOCK 33
S.L.S.M.I., G.L.O., AUSTIN, TX.
CF8881462, R.P.R.N.C.T.
LASCA B. DUDDEN

625 E Ave C

LEGAL DESCRIPTION

PLAT SHOWING SURVEY AND IMPROVEMENTS
FOR 0.835 ACRES OF LAND OUT OF LOT 10,
BLOCK 33 AND LOTS 5 AND 6, BLOCK 34,
STATE LAND SURVEY IN SUNFLOWER HILL
SUBDIVISION, BRIDGES COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT ON FILE IN THE GENERAL LAND
OFFICE IN AUSTIN, TEXAS.

Scale: 1" = 20' March 9, 2011

CURRENT PARTY

Prepared For: William Winkler
and Eric Anderson
8932 Whippoorwill Drive
Woodway, Texas 76712-5401

COPYRIGHT NOTICE

This survey is being provided solely for the use
of the current parties and that no license has
been created, expressed or implied, to copy the
survey except as is necessary in conjunction
with original platification which shall take place
within six (6) months from the date of this survey.

Copyright March 9, 2011

FLOOD DATA

This is to certify that I have consulted the
Federal Flood Hazard Map (FEMA), 1-30-1982,
and located the property described herein
is () is not () located in a "Special
Flood Hazard Area" Zone. As Shown,
Base Elevation: As Shown.
Flood No.: 0724
Community No.: 485438
This information is based on seeing the location
of this survey on the referenced F.E.M.A. map.
This information is intended to be used to
determine insurance rates only and not to
identify specific flooding conditions.

NOTES

1. Plat bearing used for directional control unless otherwise shown.
2. This survey is in violation of "Copyright Law" if not accompanied by original seal and signature.
3. Surveyor has made no investigation or independent search for encumbrances, easements, covenants or ownership of the real estate. Surveyor did not make exceptions to schedule "B" of the title commitment to determine whether they do or do not affect subject property.

SURVEYOR CERTIFICATION

I, J. L. Brundrett, Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the plat correctly shows a survey on the ground of the foregoing property and that there are no visible encumbrances, easements or prohibitions (except as shown herein).

J. L. Brundrett, Jr., R.P.L.S.
Exp. No. 2132



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