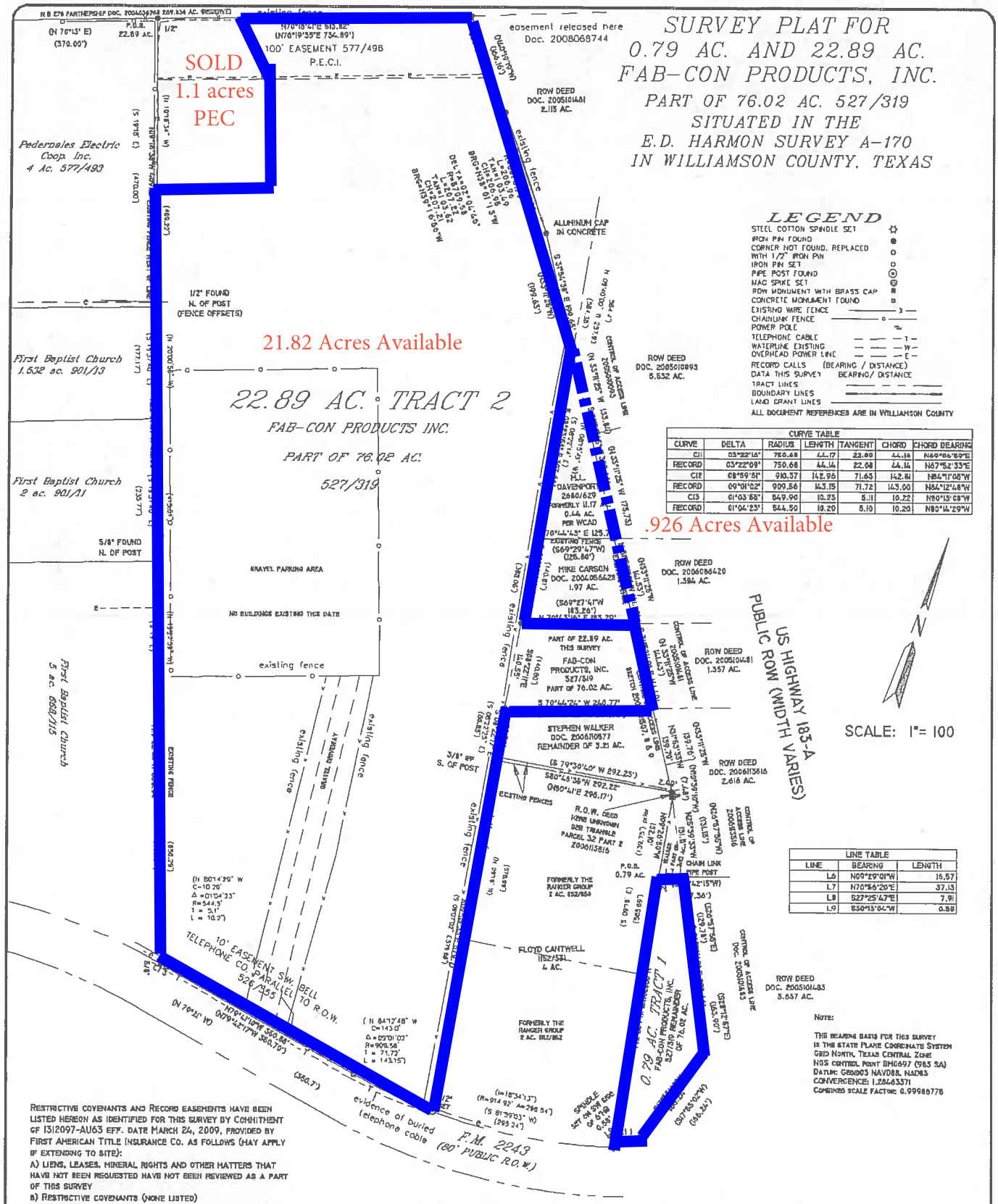
SURVEY PLAT FOR 0.79 AC. AND 22.89 AC. FAB-CON PRODUCTS, INC.

PART OF 76.02 AC. 527/319
SITUATED IN THE
E.D. HARMON SURVEY A-170
IN WILLIAMSON COUNTY, TEXAS



LEGEND

- STEEL COTTON SPINDLE SET
- IRON PIN FOUND
- CORNER NOT FOUND, REPLACED WITH 1/2" IRON PIN
- IRON PIN SET
- PIPE POST FOUND
- MAG SPIKE SET
- ROW MONUMENT WITH BRASS CAP
- CONCRETE MONUMENT FOUND
- EXISTING WIRE FENCE
- CHAINLINK FENCE
- POWER POLE
- TELEPHONE CABLE
- WATERLINE EXISTING
- OVERHEAD POWER LINE
- RECORD CALLS (BEARING / DISTANCE)
- DATA THIS SURVEY BEARING/ DISTANCE
- TRACT LINES
- BOUNDARY LINES
- LAND GRANT LINES

ALL DOCUMENT REFERENCES ARE IN WILLIAMSON COUNTY

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C11	03°22'16"	750.68	44.17	22.08	44.16	N69°06'59"E
RECORD	03°22'09"	750.68	44.14	22.08	44.14	N67°52'33"E
C12	08°59'51"	910.37	142.96	71.63	142.81	N84°11'05"W
RECORD	09°01'02"	909.56	143.15	71.72	143.00	N84°12'48"W
C13	01°03'58"	649.90	10.23	5.11	10.22	N80°13'08"W
RECORD	01°04'23"	644.50	10.20	5.10	10.20	N80°14'29"W

LINE TABLE		
LINE	BEARING	LENGTH
L6	N09°29'01"W	16.57
L7	N70°56'20"E	37.13
L8	S27°25'47"E	7.91
L9	S50°13'04"W	0.59

NOTE:

THE BEARING BASIS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM GRID NORTH, TEXAS CENTRAL ZONE
NGS CONTROL POINT BM0697 (983 SA)
DATUM: GEOD03 NAVD88, NAD83
CONVERGENCE: 1.28463571
COMBINED SCALE FACTOR: 0.99986776

RESTRICTIVE COVENANTS AND RECORD EASEMENTS HAVE BEEN LISTED HEREON AS IDENTIFIED FOR THIS SURVEY BY COMMITMENT OF 1312097-AU63 EFF. DATE MARCH 24, 2009, PROVIDED BY FIRST AMERICAN TITLE INSURANCE CO. AS FOLLOWS (MAY APPLY IF EXTENDING TO SITE):

A) LIENS, LEASES, MINERAL RIGHTS AND OTHER MATTERS THAT HAVE NOT BEEN REQUESTED HAVE NOT BEEN REVIEWED AS A PART OF THIS SURVEY

B) RESTRICTIVE COVENANTS (NONE LISTED)

SCHEDULE B EASEMENT ITEMS & OTHER MATTERS (NOT REVIEWED AS A PART OF THIS SURVEY):

B10C) VISIBLE UTILITY IMPROVEMENTS AS SHOWN HEREON

B10F) EASEMENT TO S.W. BELL TELEPHONE CO. SEE VOL. 526, PG. 555 (AS SHOWN PER PRIOR SURVEY)

B10G) EASEMENT TO PEDERNALES ELECTRIC COOP. INC. (PECI) SEE 577/496 (AS SHOWN PER PRIOR SURVEY) AND PARTIAL RELEASE CLERK'S FILE 2008066744

B10L) TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT BETWEEN WILLIAMSON COUNTY, TEXAS AND FABCON PRODUCTS, INC. SEE CLERK'S FILE NUMBERS 2005001507, 2005001508, & 2005001509 (IRREVOCABLE POSSESSION AND USE AGREEMENT FOR TRANSPORTATION PURPOSES, ACCESS LIMITATIONS, COMPENSATION ETC.) SEE DEEDS DOC. 2005101483, AND DOC. 2005101481 RECORD INSTRUMENTS THAT ARE NOT APPLICABLE TO THIS SITE:

B10E) EASEMENT TO BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 SEE VOL. 438, PG. 475 (DOES NOT APPLY PER PRIOR SURVEY. FOR FLOODWATER STRUCTURE # 2)

B10H) EASEMENT TO PECI SEE VOL. 1297, PG. 948

B10IJ&K) EASEMENTS TO THE CITY OF LEANDER SEE VOL. 1476, PG. 827; VOL. 1909, PG. 270; AND CLERK'S FILE 2006021604

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, UNDER MY SUPERVISION. THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IDENTIFIES ANY EVIDENCE OF BOUNDARY LINE CONFLICTS, SHORTAGES IN AREA, PROTRUSIONS, INTRUSIONS, AND OVERLAPPING OF SIGNIFICANT IMPROVEMENTS. THIS PROPERTY ABUTS A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

SURVEY DATE APRIL 8, 2009.

WILLIAM F. FOREST, JR. R.P.L.S. 1847

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR WILLIAM F. FOREST, JR. 1847

NOTICE: THIS MAP COPYRIGHT 2009 BY FOREST SURVEYING & MAPPING CO. THIS MAP IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES. NO LICENSE HAS BEEN CREATED (EXPRESS OR IMPLIED) TO COPY THIS MAP EXCEPT IN CONJUNCTION WITH THE ORIGINAL TRANSACTION FOR WHICH THIS MAP WAS CREATED, (MAY BE COPIED IN THAT CONTEXT IF CONDITIONS REMAIN UNCHANGED)

FOREST SURVEYING AND MAPPING COMPANY
1002 ASH STREET
GEORGETOWN, TEXAS
512-930-5827

SDSK/FAB-CON/FAB-CON.DWG
FB FAB-CON.CSV FINAL/KFH