

RESTRICTIONS

-RESTRICTIONS:  
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE, EASEMENTS AND/OR BOUNDARY LINE AGREEMENTS, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. ONLY THOSE SETBACK LINES, EASEMENTS, BOUNDARY LINES AND INTERESTS WHICH ARE REPRESENTED ON THE PARENT SUBDIVISION PLAT, WHICH IS REFERENCED HEREON, ARE PLOTTED ON THIS SURVEY, NO DOCUMENTS OTHER THAN THOSE CITED ON THIS SURVEY HAVE BEEN EXAMINED.

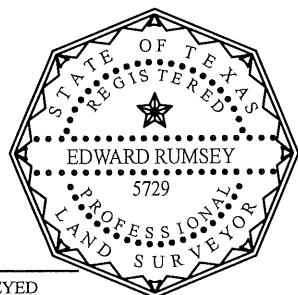
LEGAL DESCRIPTION

LOT 38, BLOCK A, LAKEWAY HIGHLANDS, PHASE 1, SECTION 8C, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NUMBER 201600262, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

LEGEND

- 1/2" ROD FOUND
- 1/2" ROD W/CAP SET "ALLSTAR 5729"
- MAG NAIL FOUND
- MAG NAIL SET
- TRIANGLE CUT ON CURB
- BL BUILDING LINE
- AE ACCESS ESMT
- DE DRAINAGE ESMT
- PUE PUBLIC UTILITY ESMT
- ( ) RECORD INFORMATION
- WATER METER
- ELECTRIC RISER
- CLEAN OUT
- WATER VALVE

NO TREES OVER 6" IN DIAMETER FOUND ON PROPERTY.



TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED I DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 6, CONDITION 3, TOPOGRAPHIC SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

ADDRESS

MELISSA MILLER MOORE  
 605 SCHICKEL TERRACE  
 LAKEWAY, TRAVIS COUNTY, TEXAS

F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD - PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48453C0385J PANEL: 0385J DATED: 01/22/2020



9020 ANDERSON MILL RD  
 AUSTIN, TEXAS 78729  
 (512) 249-8149 PHONE  
 (512) 331-5217 FAX  
 TBPELS FIRM NO. 10135000

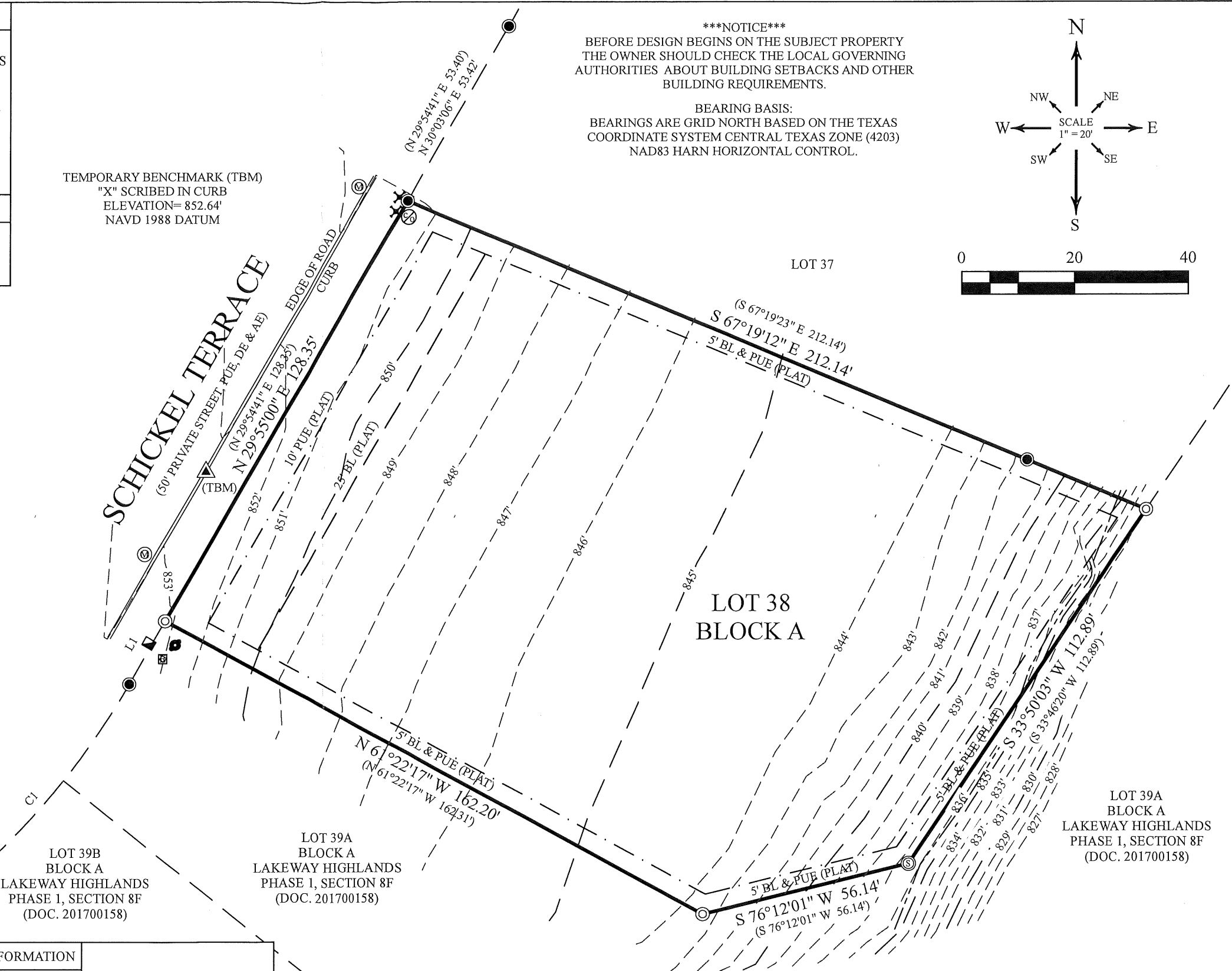
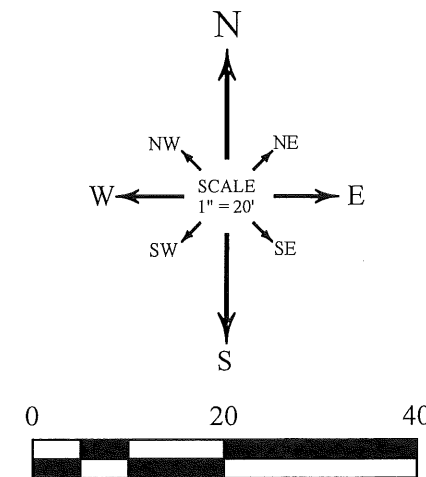
|              |                     |             |               |            |
|--------------|---------------------|-------------|---------------|------------|
| SURVEY DATE: | JUNE 9, 2022        | FILED BY:   | JACOB STINE   | 06/08/2022 |
| TITLE CO.:   | -                   | CALC. BY:   | CHRIS ZOTTER  | 06/09/2022 |
| G.F. NO.:    | -                   | DRAWN BY:   | DAVID BAK     | 05/21/2021 |
| JOB NO.:     | A0601422 - A0505621 | UPDATE BY:  | SEAN SUTTON   | 06/09/2022 |
|              |                     | RPLS CHECK: | EDWARD RUMSEY | 06/09/2022 |

THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

TEMPORARY BENCHMARK (TBM)  
 "X" SCRIBED IN CURB  
 ELEVATION= 852.64'  
 NAVD 1988 DATUM

\*\*\*NOTICE\*\*\*  
 BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY THE OWNER SHOULD CHECK THE LOCAL GOVERNING AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER BUILDING REQUIREMENTS.

BEARING BASIS:  
 BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203) NAD83 HARN HORIZONTAL CONTROL.



| LINE | BEARING         | DISTANCE |
|------|-----------------|----------|
| L1   | S 29°47'06" W   | 19.25'   |
| (L1) | (S 29°54'41" W) | (19.26') |

| CURVE | RADIUS    | CHORD LENGTH | CHORD BEARING   | ARC LENGTH |
|-------|-----------|--------------|-----------------|------------|
| C1    | 200.00'   | 80.93'       | S 41°34'58" W   | 81.49'     |
| (C1)  | (200.00') | (81.06')     | (S 41°36'12" W) | (81.62')   |