

NOTES:
BEARINGS ARE BASED ON THE RECORDED PLAT.
THIS PROPERTY IS AFFECTED BY THE FOLLOWING:
(10h)-BLANKET EASEMENT, VOL. 3560, PG. 1381, R.P.R.T.C.T.
(10i)-BOUNDARY LINE AGREEMENT, VOL. 10802, PG. 668, R.P.R.T.C.T.
THE ONE STORY FRAME EXTENDS BEYOND THE WEST PROPERTY LINE AS SHOWN ABOVE.
THE ADJACENT RESIDENCE EXTENDS BEYOND THE EAST PROPERTY LINE AS SHOWN ABOVE.

LEGEND:

—x—x—	BARB WIRE FENCE	ASPHALT	—
—o—o—	CHAIN LINK FENCE	CONCRETE	—
—□—□—	WROUGHT IRON FENCE	GRAVEL	—
—//—//—	WOOD FENCE	TILE	—
—v—v—	VINYL FENCE	WOOD	—
—e—e—	ELECTRIC LINE	BRICK	—
GM	GAS METER	STONE	—
EM	ELECTRIC METER	METAL STAIRS	—
IPF	IRON PIPE FOUND		
IRS	IRON ROD SET WITH "PREMIER" CAP		
IRF	IRON ROD FOUND		
CM	CONTROLLING MONUMENT		

LEGAL DESCRIPTION:
BEING ALL OF LOT NO. 13, SAVE AND EXCEPT THE WESTERLY 22 FEET THEREOF, IN LAKEWOOD ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 4, PAGE 347, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

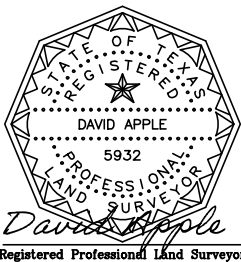
GF. NO.	PR25-866544-GT
BORROWER	
TITLE CO.	CAPITAL TITLE
TECH	TAG
FIELD	RC

FLOOD INFORMATION:
A PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "AE, X" RATING AS SHOWN BY MAP NO. 48453C0195 J. DATED JANUARY 22, 2020.

DATE: 06/24/25
FIELD: 06/18/25

JOB NO.: 25-04026

20926 LAKESHORE DRIVE, SPICEWOOD, TX 78669



Capital Title
A Shaddock Company

DATE: _____

ACCEPTED BY: _____



Premier
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Firm Registration No. 10146200