

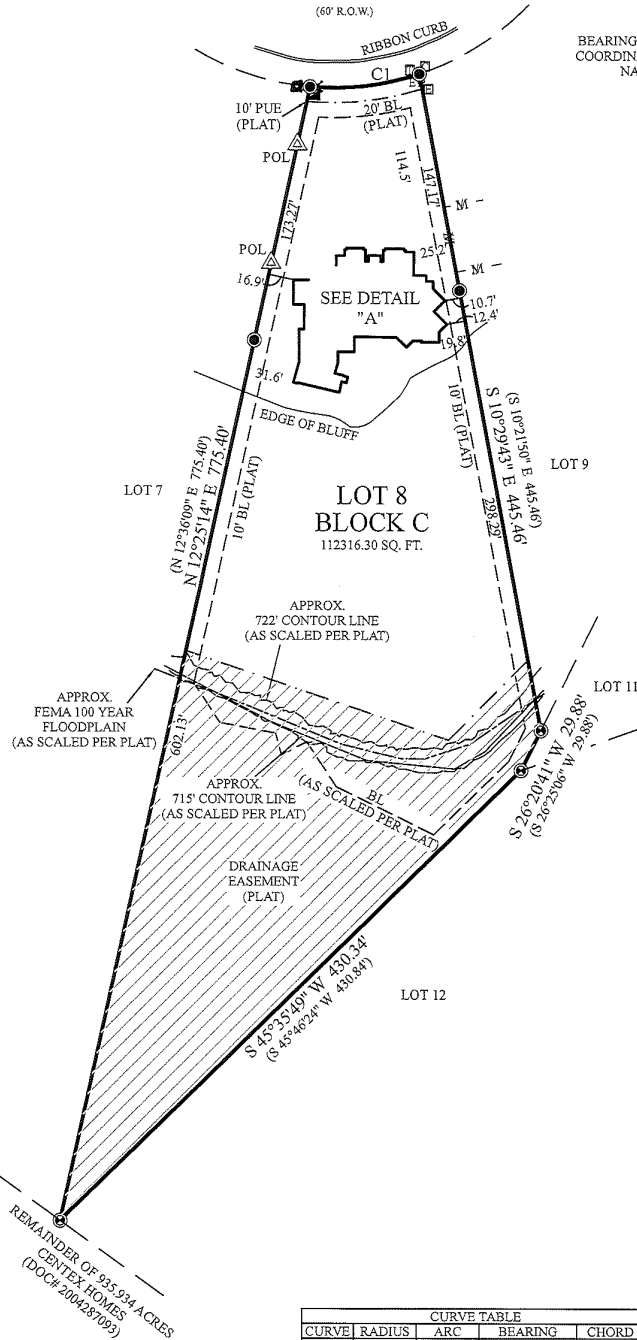
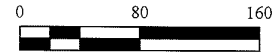
## (60' R.O.W.)

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

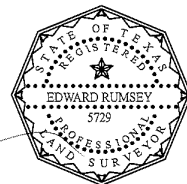
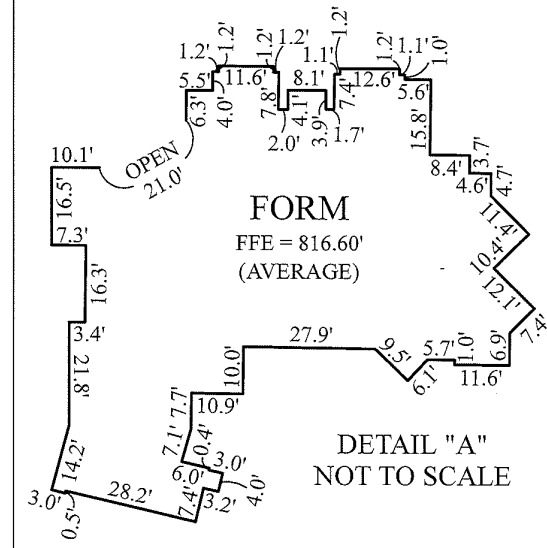
**BEARING BASIS:**

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

	1/2" ROD FOUND
	CALCULATED POINT
	60D NAIL SET
	METAL FENCE
	WOOD FENCE
	BL BUILDING LINE
	PUBS PUBLIC UTILITY ESM'T
	( ) RECORD INFORMATION
	ET WATER METER
	ET ELECTRIC TRANSFORMER ON PAD
	CR CABLE RISER
	ER ELECTRIC RISER
	TR TELEPHONE RISER
	GS GAS STUBOUT
	IV IRRIGATION CONTROL VALVE



CURVE TABLE				
CURVE	RADIUS	ARC	BEARING	CHORD
C1	180.00'	73.82'	N 83°13'41" E	73.31'
(C1)	(180.00')	(73.75')	(N 83°88'39" E)	(73.23')



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 5, CONDITION 3,  
CONSTRUCTION SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE  
BENEFIT OF AN ABSTRACT OF TITLE.

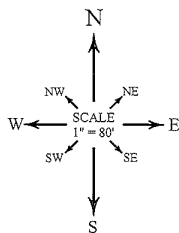
## RESTRICTIONS

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 8, BLOCK C, THE BLUFFS - AMENDED, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 200600005, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.



**ALLSTAR**  
Land surveying  
9020 ANDERSON MILL RD  
AUSTIN, TEXAS 78729  
(512) 249-8149 PHONE  
(512) 331-5217 FAX  
TRAPELS FIRM NO. 10135000

F.I.R.M. MAP INFORMATION	
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THIS PROPERTY DOES LIE WITHIN  
THE 100 YEAR FLOOD - PLAIN,  
AND HAS A ZONE "AE"  
RATING AS SHOWN ON THE  
FLOOD INSURANCE RATE MAPS  
F.I.R.M. MAP NO. 48453C0205J  
PANEL: 0205J  
DATED: 01/22/2020

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.

## ADDRESS

MARC C. JONES  
18817 HIDDEN RIDGE PLACE  
JONESTOWN, TRAVIS COUNTY, TEXAS

SURVEY DATE:	OCTOBER 05, 2021	FIELD BY:	JACOB BROWN	10/04/2021
TITLE CO.:	-	CALC. BY:	CHRIS ZOTTER	10/05/2021
G.F. NO.:	-	DRAWN BY:	DAMIAN SMTH	09/02/2021
JOB NO.:	A0995421 - A0814921	UPDATE BY:	DAVID BAK	10/05/2021
		RPLS CHECK:	EDWARD RIMSEY	10/05/2021