

THE PLAT SHOWN HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, SETBACK FROM THE PROPERTY LINES THE DISTANCES INDICATED. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

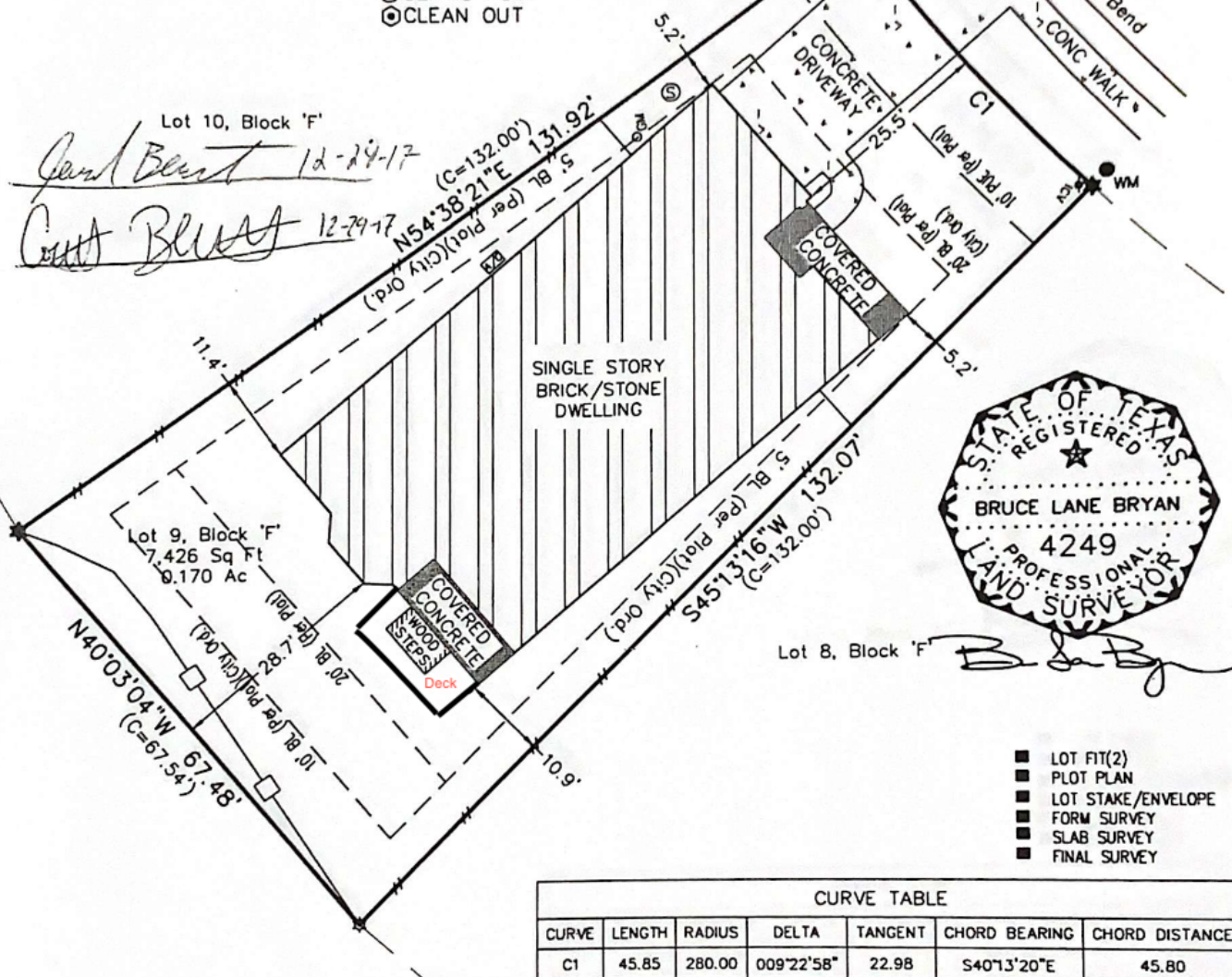
DATE: JUNE 7, 2017

Legend:

- ★ COTTON SPINDLE FOUND
- ☆ COTTON SPINDLE SET
- IRON ROD SET
- ⊠ A/C UNIT
- GM GAS
- ⊠ IRRIGATION CONTROL VALVE
- ⊠ UTILITY PEDESTAL
- WM WATER METER
- WROUGHT IRON FENCE
- ⊙ SEPTIC PUMP
- ⊙ CLEAN OUT

Scale: 1" = 20'

Lot 10, Block 'F'
Janet Bland 12-24-17
Chad Bland 12-24-17



- LOT FIT(2)
- PLOT PLAN
- LOT STAKE/ENVELOPE
- FORM SURVEY
- SLAB SURVEY
- FINAL SURVEY

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	45.85	280.00	009°22'58"	22.98	S40°13'20"E	45.80

3/13/16, 22209 CROSS TIMBERS BEND, PLAN NO. 2309.OC
 RE: PROSPERITY TITLE
 RE: BENAVENTE, FILE NO. 01346-9359, PROJ. NO. 14-542
 FLOOD NOTE:

THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. 48453 C0205.H EFFECTIVE DATE 9-26-2008 LOCATED IN ZONE 'X'.

NOTE: THIS TRACT IS SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RIGHT TO CREATE ADDITIONAL PUBLIC UTILITY EASEMENTS ACROSS SUBJECT PROPERTY SET OUT IN DOCUMENT NO. 201400071 ORTC. Document Numbers 2014052125, 2014052126, 2015071885, 2016073242, of the Official Public Records of Travis County, Texas, 2007077698 and 2007093849, 2010193061, 2015091979, 2007077705, 2006102847, 2009144388, as amended under Document Number 2011115241, 2011124116, 2014071160, 2014184192, in the Official Public Records of Travis County, Texas. Vol. 605, Page 98, Vol. 643, Page 36, Vol. 1341, Page 271, Vol. 2008, Page 340, Vol. 7422, Page 563, Vol. 7423, Page 3, and Vol. 7426, Page 592, Vol. 8306, Page 29, Vol. 9033, Page 161, of the Deed Records of Travis County, Texas. Vol. 8747, Page 316, Vol. 9033, Page 161, of the Real Property Records of Travis County, Texas.

NOTE: BUILDER SHALL VERIFY ALL DIMENSIONS, BUILDING SETBACKS, EASEMENTS AND BUILDING PLACEMENTS AND REQUIRED SIDEWALKS FOR COMPLIANCE WITH ALL ORDINANCES AND RESTRICTIONS AND SHALL NOTIFY THIS OFFICE OF ANY ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO THE ONSET OF CONSTRUCTION. THIS PLOT PLAN HAS BEEN DRAWN BASED ON RECORDED INFORMATION AND INFORMATION PROVIDED BY THE BUILDER AND IS SUBJECT TO ANY AND ALL BUILDING LINES, EASEMENTS AND RESTRICTIONS NOT SHOWN HERE. BUILDER SHALL LOCATE AND VERIFY ANY AND ALL ADDITIONAL BUILDING LINES, EASEMENTS AND RESTRICTIONS PRIOR TO ONSET OF CONSTRUCTION.

THIS IS TO CERTIFY THAT, ON THIS DATE, A TRUE AND ACCURATE SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION OF PROPERTY LOCATED 22209 CROSS TIMBERS BEND IN TRAVIS COUNTY, TEXAS, DESCRIBED AS FOLLOWS: LOT 9, BLOCK 'F', TESSERA ON LAKE TRAVIS PHASE 1A, SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN DOCUMENT NO. 201400071 OF THE OFFICIAL RECORDS TRAVIS COUNTY, TEXAS.

MHI

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FINAL SURVEY

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