

BULL CREEK ROAD

R.O.W. VARIES

(CH=S 38°30'00" E 105.77')
CB=S 38°18'03" E 105.62'
L=105.77' R=582.28'

CURB

LOT 5

LOT 4
BLK.G

LOT 3

(BEARING BASIS)
N 48°37'00" E 130.12' (130.09')

7.5' B.L. Per 1488/484

7.5' B.L. Per 1488/484

S 59°58'07" W 130.37'
(S 60°02'00" W 130.26')

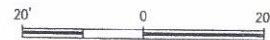
L=79.99' R=452.28'
CB=N 38°57'33" W 79.88'
(CB=N 39°18'00" W 79.89')

LAKELAND DRIVE

(50' R.O.W.)

LEGEND

- 1/2" REBAR FOUND
- 1/2" CAPPED REBAR SET
- 1/2" IRON PIPE FOUND
- 600 NAIL FOUND
- 600 NAIL SET
- CAPPED REBAR FOUND
- "X" SET IN CONCRETE
- "X" FOUND IN CONCRETE
- SPINDLE FOUND
- PUNCH HOLE FOUND
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- () PER PLAT
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- P.O.B. PLACE OF BEGINNING
- OVERHEAD ELECTRIC
- POWER POLE
- AIR CONDITIONER



Note:

1) Subject to restrictions and easement rights as stated in V.1488, P.484 Deed Records and in Book 7, Page 10, Plat Records.



Victor M. Garza
TO THE LIENHOLDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED AND TO

GRACY TITLE COMPANY
STEWART TITLE GUARANTY COMPANY

I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION, OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS PREPARED IN ACCORDANCE TO THE TITLE COMMITMENT REFERENCED HEREON, AND THAT THERE ARE NO VISIBLE BOUNDARY LINE CONFLICTS, ENCROACHMENTS OR IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON.

FLOOD CERTIFICATION

THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 04334, DATED 09/28/08. IT IS REPRESENTED AS IN ZONE "X". HOWEVER, AT THE PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAN ADMINISTRATOR.

STREET ADDRESS: 3506 LAKELAND DRIVE

CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS

LOT: 4 BLOCK: G SUBDIVISION: SECTION THREE OF HIGHLAND PARK WEST VOL/CAB 7 PG/SLD 10 PLAT RECORDS

REFERENCE NAME: MIKE R. YOUNG

JOSE UPDATE: 01/08/16

G.F. #: 01247-40575



B & G SURVEYING, LLC

FIRM REGISTRATION NO. 100363-00

WWW.BANDGSURVEY.COM

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Austin, Texas 78756

Office 512*458-6969, Fax 512*458-9845

JOB #: B0102116_TA

DATE: 05/11/15

SCALE: 1"= 20'

FIELD WORK BY	ELI	05/08/15
CALC'D BY	VC	05/08/15
DRAFTED BY	AW3	05/11/15
CHECKED BY	VC	05/11/15