RESTRICTIONS

SUBJECT TO RESTRICTIONS RECORDED IN VOL. 3911, PG. 2150, VOL. 4276, PG. 2234, VOL. 6054, PG. 803, VOL. 12328, PG. 1061; AND AS STATED ON PLAT RECORDED IN VOL. 53, PG. 32.
SUBJECT TO BUILDING SETBACK AND EASEMENTS AS STATED ON PLAT RECORDED IN VOL. 53, PG. 32. (SHOWN)
SUBJECT TO EASEMENT GRANTED TO LCRA, RECORDED IN VOL. 651, PG. 542.
SUBJECT TO EASEMENT GRANTED TO CITY OF AUSTIN, RECORDED IN VOL. 658, PG. 486.
STREET AND ROADWAY AGREEMENT RECORDED IN VOL. 8615, PG. 947. (DOES NOT AFFECT)

LEGAL DESCRIPTION

LOTS 22 & 23, BLOCK 4M, FIRST RESUBDIVISION OF TRAVIS LANDING NO. 2, PHASE 5, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOL. 53, PG. 32, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

LEGEND

●——	1/2" ROD FOUND	◎	DOWN GUY
●—8—●	CALCULATED POINT	OH	OVERHEAD UTILITY LINE(S)
— M —	METAL FENCE		PROPANE TANK
— // —	WOOD FENCE	Ⓢ	SEPTIC
BL	BUILDING LINE		WOOD
PUE	PUBLIC UTILITY ESMT		CONCRETE
( )	RECORD INFORMATION		WATER
	WATER METER		GRAVEL/DIRT
	AIR CONDITIONER		STONE
	UTILITY POLE		

STATE OF TEXAS REGISTERED EDWARD RUMSEY 5729 PROFESSIONAL LAND SURVEYOR

TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:

OLD REPUBLIC NATIONAL TITLE
BANK OF AMERICA, NA

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO BOUNDARY LINE CONFLICTS, ENCROACHMENTS OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND CERTIFIES ONLY TO THE LEGAL DESCRIPTION AND EASEMENTS SHOWN ON THE REFERENCED TITLE COMMITMENT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

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. 48453C0220H
PANEL: 0220H
DATED: 09/26/2008

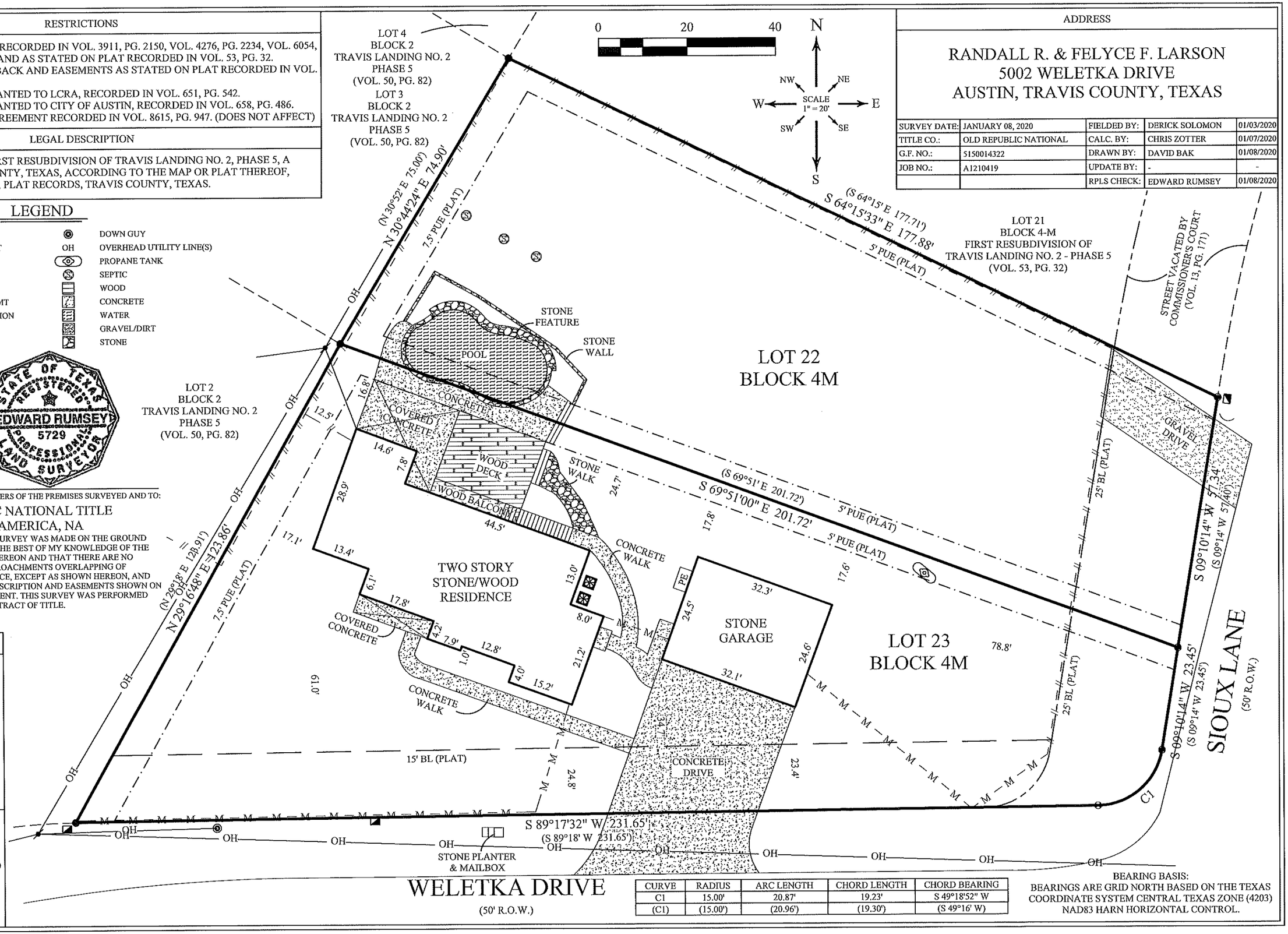
THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

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

ADDRESS

RANDALL R. & FELYCE F. LARSON
5002 WELETKA DRIVE
AUSTIN, TRAVIS COUNTY, TEXAS

SURVEY DATE:	JANUARY 08, 2020	FIELDED BY:	DERICK SOLOMON	01/03/2020
TITLE CO.:	OLD REPUBLIC NATIONAL	CALC. BY:	CHRIS ZOTTER	01/07/2020
G.F. NO.:	5150014322	DRAWN BY:	DAVID BAK	01/08/2020
JOB NO.:	A1210419	UPDATE BY:	-	-
		RPLS CHECK:	EDWARD RUMSEY	01/08/2020



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	15.00'	20.87'	19.23'	S 49°18'52" W
(C1)	(15.00')	(20.96')	(19.30')	(S 49°16' W)

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