

SURVEY SHOWING A 5.91 ACRE TRACT OF LAND AND BEING THE REMAINDER OF TRACT 19, TRAVIS HOLLOW SECTION TWO RECORDED IN VOLUME 78, PAGE 398-400, PLAT RECORDS, TRAVIS COUNTY, TEXAS

EASEMENTS AND RESTRICTIONS PER SURVEY ORDER FORM

10.6. NWB
10.7. NWB
10.8. UNK
10.9. NWB
10.10. NWB
10.17. NWB
*NWB = NOT WITHIN BOUNDS OF THE SUBJECT TRACT
*UNK = UNKNOWN IF WITHIN THE BOUNDS OF THE SUBJECT TRACT WITHOUT ADDITIONAL RESEARCH AND/OR FIELDWORK WHICH IS OUTSIDE THE SCOPE OF THIS SURVEY.
*MINERAL AND ROYALTY INTEREST DOCUMENTS NOT REVIEWED BY SURVEYOR.
*SEE TITLE COMMITMENT FOR A FULL/COMPLETE LIST OF EXCEPTIONS AND/OR RECORD DOCUMENT FOR MORE DETAILED INFORMATION OF THE DOCUMENTS LISTED ABOVE OR IN SCHEDULE B OF TITLE COMMITMENT.

GENERAL SURVEY NOTES

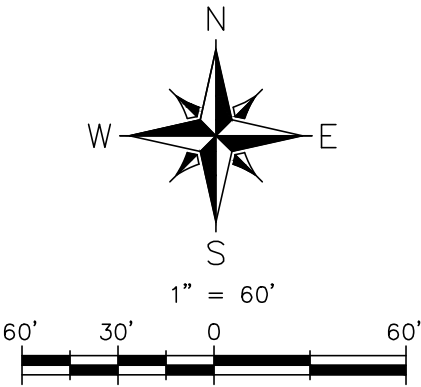
1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83.
2) THIS SURVEY IS BASED ON A SURVEY ORDER FORM ISSUED BY TEXAS NATIONAL TITLE, G.F. NUMBER T-178845, DATE OF 05/13/2024, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES, ENCUMBRANCES, EASEMENTS, SETBACKS, RESTRICTIONS, COVENANTS, ZONING OR LAND USE REGULATIONS STIPULATED THEREIN (SEE SCHEDULE B). THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
3) ALL BUILDING SETBACK LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, ZONING ORDINANCES AND DEVELOPMENT RULES AND REGULATIONS, SHALL BE CONFIRMED BY THE HOME OWNERS ASSOCIATION, ARCHITECTURAL CONTROL COMMITTEE, LANDOWNER, DEVELOPER, BUILDER, CONTRACTOR AND/OR CONTROLLING GOVERNMENTAL JURISDICTION BEFORE ANY PLANNING OR CONSTRUCTION. THE SURVEYOR DID NOT RESEARCH COVENANTS, CONDITIONS AND RESTRICTIONS.
4) ONLY APPARENT UTILITIES WERE LOCATED, SHOWN AND IDENTIFIED TO THE BEST OF THE SURVEYOR'S KNOWLEDGE. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITIES. FOR INFORMATION REGARDING UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY. IRRIGATION VALVES, SPRINKLER HEADS AND LANDSCAPE LIGHTING AND OUTLETS, IF ANY, NOT SHOWN HEREON NOR LOCATED BY THIS SURVEY.
5) ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
6) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY SEPARATE DOCUMENT.

EASEMENT AND BUILDING SETBACK NOTES

- 25' BUILDING SETBACK LINE AS IT APPLIES TO SUBJECT TRACT PER PLAT
- NO WELLS MAY BE INSTALLED WITHIN 150' OF A SEPTIC TANK AND NO SEPTIC TANK MAY BE PLACED WITHIN 150' OF A WELL PER PLAT
- DRAINAGE EASEMENT ACROSS TRACT 19 AS SHOWN ON RECORD PLAT ABANDONED PER VOL. 12911 PG. 523, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS

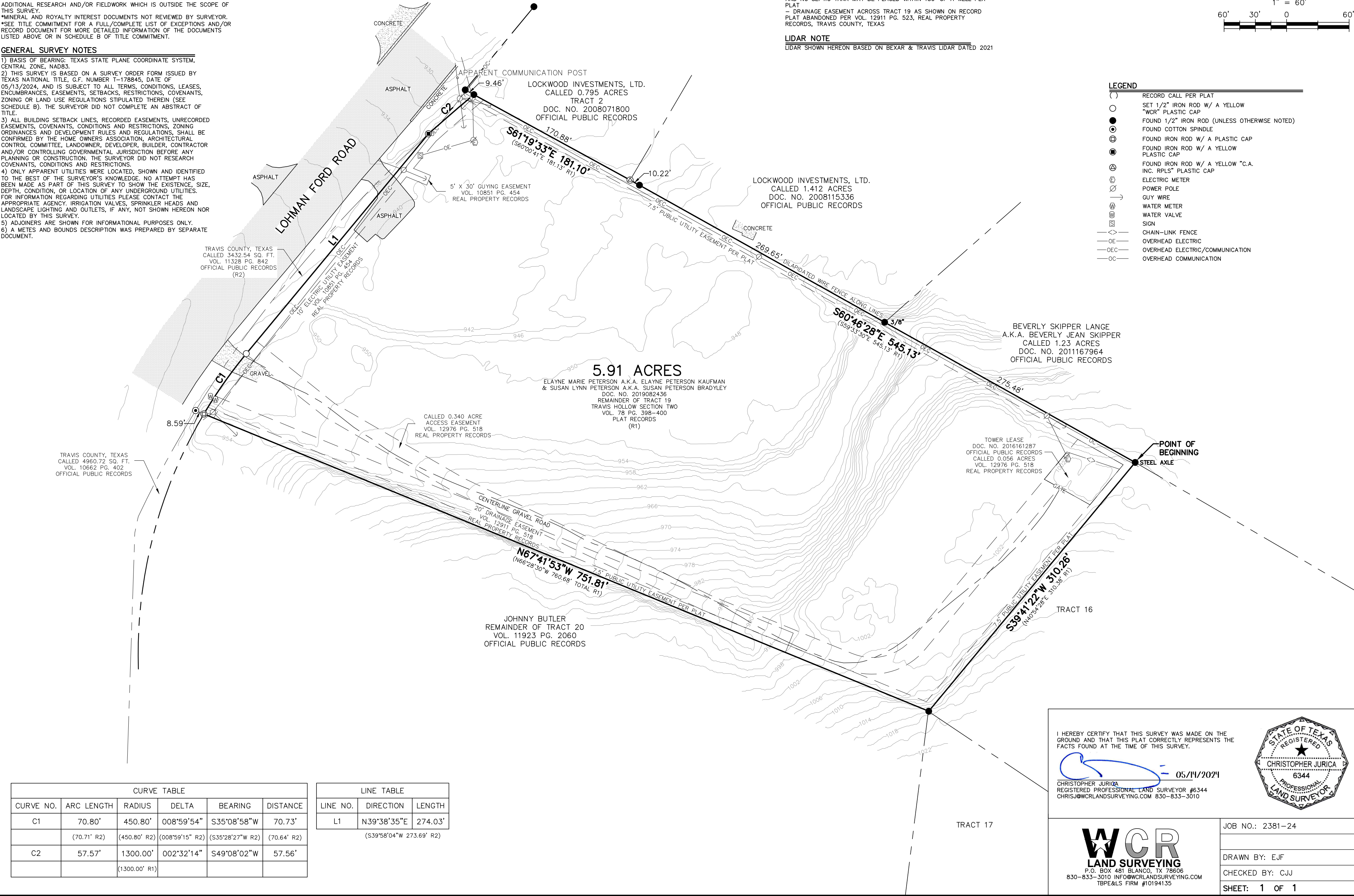
LIDAR NOTE

LIDAR SHOWN HEREON BASED ON BEXAR & TRAVIS LIDAR DATED 2021



LEGEND

- () RECORD CALL PER PLAT
- SET 1/2" IRON ROD W/ A YELLOW "WCR" PLASTIC CAP
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- ⊙ FOUND COTTON SPINDLE
- ⊕ FOUND IRON ROD W/ A PLASTIC CAP
- ⊙ FOUND IRON ROD W/ A YELLOW PLASTIC CAP
- ⊕ FOUND IRON ROD W/ A YELLOW "C.A. INC. RPLS" PLASTIC CAP
- ⊕ ELECTRIC METER
- ⊕ POWER POLE
- ⊕ GUY WIRE
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ SIGN
- ◇— CHAIN-LINK FENCE
- OE— OVERHEAD ELECTRIC
- OEC— OVERHEAD ELECTRIC/COMMUNICATION
- OC— OVERHEAD COMMUNICATION



CURVE TABLE					
CURVE NO.	ARC LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	70.80'	450.80'	008°59'54"	S35°08'58"W	70.73'
	(70.71' R2)	(450.80' R2)	(008°59'15" R2)	(S35°28'27"W R2)	(70.64' R2)
C2	57.57'	1300.00'	002°32'14"	S49°08'02"W	57.56'
		(1300.00' R1)			

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N39°38'35"E	274.03'
(S39°58'04"W 273.69' R2)		

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

05/14/2024
CHRISTOPHER JURICA
REGISTERED PROFESSIONAL LAND SURVEYOR #6344
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WCR
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JOB NO.: 2381-24
DRAWN BY: EJF
CHECKED BY: CJJ
SHEET: 1 OF 1