

CF NO. 2510443-BCP INDEPENDENCE TITLE  
ADDRESS: 2001 NORTH RANCH ROAD #620  
AUSTIN, TEXAS 78734  
BORROWER:

CATEGORY 1A, CONDITION II  
& TOPOGRAPHIC SURVEY  
0.7848 ACRE  
A PORTION OF LOT 8  
CARDINAL HILLS ESTATES-UNIT 13  
A SUBDIVISION IN TRAVIS COUNTY, TEXAS  
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
IN VOLUME 52, PAGE 37, PLAT RECORDS,  
TRAVIS COUNTY, TEXAS  
(SEE ATTACHED METES AND BOUNDS DESCRIPTION)

NOTE: ELEVATIONS BASED ON GPS OBSERVATION.

LEGEND	
T.B.M.	TEMPORARY BENCH MARK
E.A.	EDGE OF ASPHALT
C.R.	CENTERLINE OF ROAD
H.B.	HIGH BANK ELEVATION
C.D.	CENTERLINE OF DITCH
T.A.	TOP OF ASPHALT
N.G.	NATURAL GROUND

NOTE: BUILDING SETBACK LINES PER VOL. 3839, PG. 1825.  
NOTE: QUITCLAIM RELEASE OF PROPERTY RESTRICTIONS PER  
DOC. NO. 2022101435.



THIS PROPERTY DOES NOT LIE WITHIN THE  
100 YEAR FLOOD PLAIN AS PER FIRM  
PANEL NO. 48453C 0215 J  
MAP REVISION: 01/22/2020  
ZONE X  
BASED ONLY ON VISUAL EXAMINATION OF MAPS.  
INACCURACIES OF TEXAS MAPS PREVENT EXACT  
DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION  
WAS BEYOND THE SCOPE OF THIS SURVEY

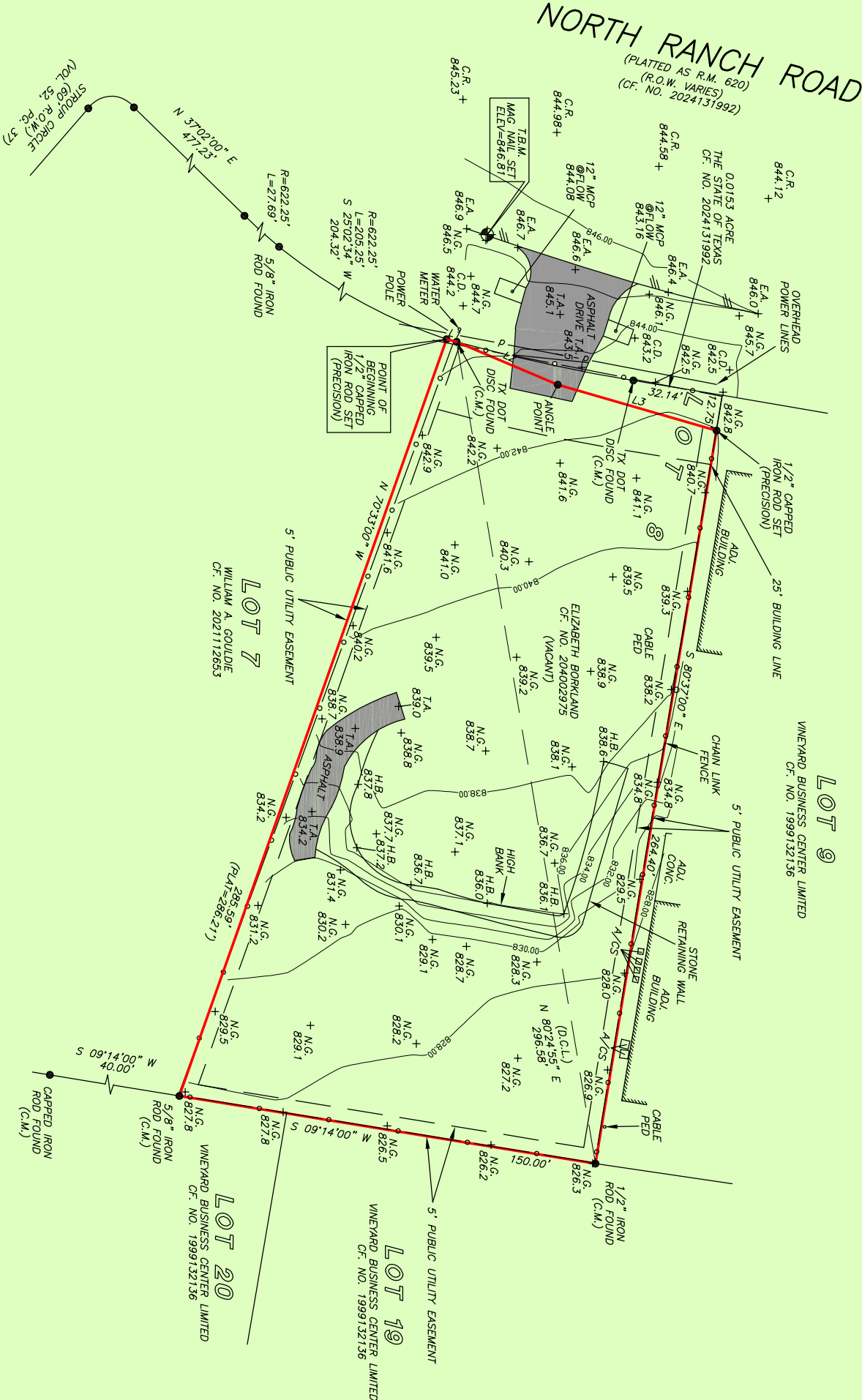
D.C.L. = DIRECTIONAL CONTROL LINE  
RECORD BEARING: VOL. 52, PG. 37, T.C.M.R.

CERTIFIED TO INDEPENDENCE TITLE

I HEREBY CERTIFY THAT THIS SURVEY  
WAS MADE ON THE GROUND, THAT THIS  
PLAT CORRECTLY REPRESENTS THE FACTS  
FOUND AT THE TIME THE SURVEY AND THAT  
THIS PROFESSIONAL SERVICE SUBSTANTIALLY CONFORMS  
TO THE CURRENT TEXAS SUBDIVISION PROFESSIONAL  
STANDARD AND SPECIFICATIONS  
FOR CATEGORY 1A CONDITION II SURVEY.  
PROFESSIONAL LAND SURVEYOR  
NO. 4981  
JOB NO. SA2025-01473  
APRIL 22, 2025  
REVISED: APRIL 24, 2025  
REVISED: APRIL 30, 2025  
REVISED: MAY 2, 2025



DRAWN BY: RE



LINE TABLE		
LINE	LENGTH	BEARING
L1	3.69	N14°24'24"E
L2	39.10	N23°01'38"E
L3	58.81	N16°04'38"E



AMANDA COPLEY  
512-852-3433



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