

\*\*\*NOTICE\*\*\*  
BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY  
THE OWNER SHOULD CHECK THE LOCAL GOVERNING  
AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER  
BUILDING REQUIREMENTS.

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

# RESTRICTIONS

SUBJECT TO RESTRICTIONS IN VOLUME 578, PAGE 258, AND AS PER PLAT IN VOLUME 4,  
PAGE 7.  
SUBJECT TO EASEMENTS, DEDICATIONS, BUILDING LINES AND OTHER MATTERS IN  
VOLUME 4, PAGE 7.  
SUBJECT TO TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND  
EASEMENTS IN VOLUME 578, PAGE 258.

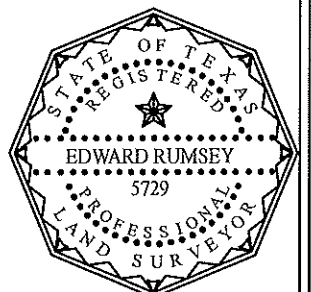
# LEGAL DESCRIPTION

BEING 0.45 OF AN ACRE OF LAND, OUT OF THE W. CANNON SURVEY NUMBER 19, ABSTRACT  
NUMBER 6, TRAVIS COUNTY, TEXAS, BEING THE WEST 24 FEET OF SOUTH 158 FEET OF LOT 1  
AND SOUTH 158 FT OF LOT 2, BLOCK 2, PLEASANT HILL ADDITION, A SUBDIVISION IN TRAVIS  
COUNTY, TEXAS, RECORDED IN VOLUME 4, PAGE 7, PLAT RECORDS, TRAVIS COUNTY,  
TEXAS, SAME BEING ALL OF THAT CERTAIN BARBARA ALICE FOYT BORMAN ETAL TRACT,  
RECORDED IN DOCUMENT NUMBER 2021025916, OFFICIAL PUBLIC RECORDS, TRAVIS  
COUNTY, TEXAS, SAID 0.45 OF AN ACRE OF LAND TO BE MORE PARTICULARLY DESCRIBED  
BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

# LEGEND

- 1/2" ROD FOUND
- BOLT FOUND
- "X" SCRIBE SET IN CONC.
- CHAIN LINK FENCE
- BL BUILDING LINE
- GBL GARAGE BLDG. LINE (DETACHED)
- ( ) RECORD INFORMATION
- WATER METER
- AIR CONDITIONER
- UTILITY POLE
- OH OVERHEAD UTILITY LINE(S)
- ELECTRIC METER
- ELECTRIC MANHOLE
- ON INSIDE OF SUBJECT BOUNDARY
- OFF OUTSIDE OF SUBJECT BOUNDARY

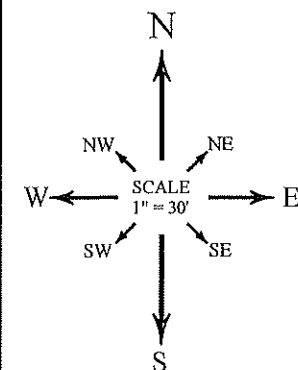
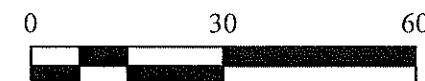
P.O.B. POINT OF BEGINNING



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

# KEY TITLE GROUP

I DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH  
THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF  
PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 2, LAND TITLE  
SURVEY. EASEMENTS MAY NOT BE SHOWN IF THE SURVEYOR WAS NOT  
PROVIDED A COPY OF THE EASEMENT. THIS SURVEY WAS PERFORMED  
WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.



W. STASSNEY LANE  
(40' R.O.W.)

TEMPORARY BENCHMARK (TBM)  
TOP OF "X" SCRIBE SET IN CURB  
ELEVATION = 642.60'  
NAVD 1988 DATUM

REMAINDER OF  
S 158 FT OF LOT 1

# F.I.R.M. MAP INFORMATION

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

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. 48453C0585H  
PANEL: 0585H  
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.

# ADDRESS

CARR RESIDENTIAL, LLC  
306 W. STASSNEY LANE  
AUSTIN, TRAVIS COUNTY, TEXAS

SURVEY DATE:	SEPTEMBER 24, 2021	FILED BY:	JACOB BROWN	09/23/2021
TITLE CO.:	KEY TITLE GROUP	CALC. BY:	CHRIS ZOTTER	09/24/2021
G.F. NO.:	KTGAUS-21-2131	DRAWN BY:	DAMIAN SMITH	09/24/2021
JOB NO.:	A0903121	UPDATE BY:	-	-
		RPLS CHECK:	EDWARD RUMSEY	09/24/2021