



SCALE: 1" = 100'

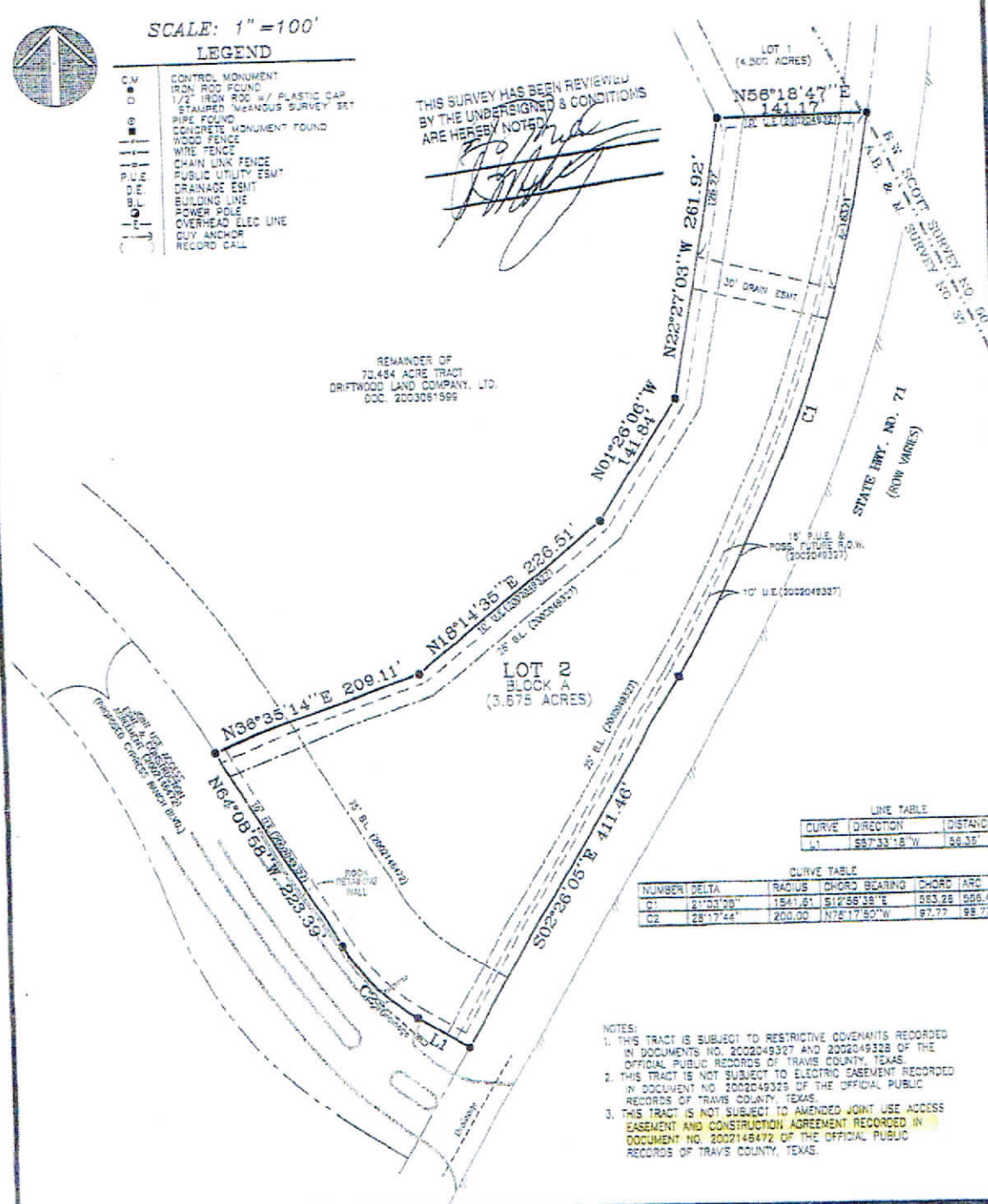
LEGEND

- C.M. CONTROL MONUMENT
- IRON ROD FOUND
- 1/2" IRON ROD W/ PLASTIC CAP
- STAMPED MEANGUS SURVEY SET
- PIPE FOUND
- CONCRETE MONUMENT FOUND
- WOOD FENCE
- WIRE FENCE
- CHAIN LINK FENCE
- P.U.E. PUBLIC UTILITY ESMT
- D.E. DRAINAGE ESMT
- B.L. BUILDING LINE
- POWER POLE
- OVERHEAD ELEC LINE
- GUY ANCHOR
- () RECORD CALL

THIS SURVEY HAS BEEN REVIEWED BY THE UNDERSIGNED & CONDITIONS ARE HEREBY NOTED

[Handwritten signature]

REMAINDER OF 70.454 ACRE TRACT DRIFTWOOD LAND COMPANY, LTD. DCC. 2003061599



LINE TABLE		
CURVE	DIRECTION	DISTANCE
L1	S57.33°18'W	58.35'

CURVE TABLE				
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD ARC
C1	21°03'00"	1541.61	S12°58'38"E	583.28 588.44
C2	28°17'44"	200.00	N75°17'50"W	97.77 98.77

NOTES:

- THIS TRACT IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN DOCUMENTS NO. 2002049327 AND 2002049328 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- THIS TRACT IS NOT SUBJECT TO ELECTRIC EASEMENT RECORDED IN DOCUMENT NO. 2002049325 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- THIS TRACT IS NOT SUBJECT TO AMENDED JOINT USE ACCESS EASEMENT AND CONSTRUCTION AGREEMENT RECORDED IN DOCUMENT NO. 2002148472 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TO THE OWNERS, LIENHOLDERS AND STEWART TITLE AUSTIN INC.

G.P. No: 4020214
EFFECTIVE DATE: 02/08/2004

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS TRUE AND CORRECT, THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

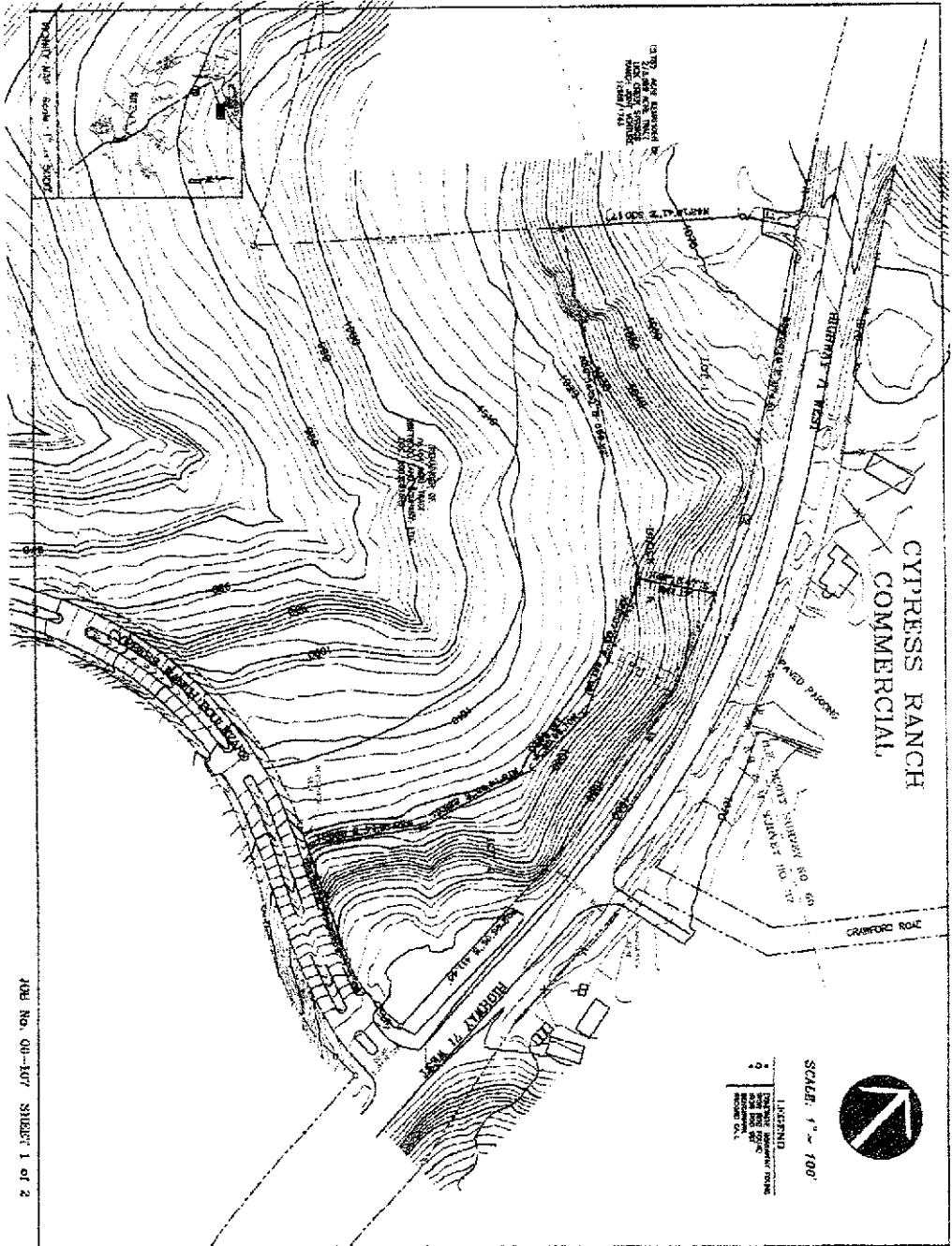
STEVEN R. McANGUS, R.P.L.S. No. 3660 DATE 2/20/04



McAngus Surveying Company, Inc.

1101 HWY. 660 SOUTH, H-100
AUSTIN, TEXAS 78746
(512) 326-9302

DRIFTWOOD LAND COMPANY, LTD.
LEGAL DESCRIPTION LOT 2 OF CYPRESS RANCH COMMERCIAL
RECORDED IN DOCUMENT 200300347
PLAT RECORDS OF TRAVIS COUNTY, TEXAS
JOB NO. 00-107-020 FIELD BOOK 377/31



SCALE: 1" = 100'

LISTENING
 THESE RECORDS FROM
 THE FIELD ARE
 SUBJECT TO
 REVISION

JOB No. 00-107 SHEET 1 of 2

W State Hwy 71, Spicewood, TX 78669, Travis County

APN: 576826 CLIP: 3831403600



Beds N/A	Baths N/A	Sale Price N/A	Sale Date N/A
Bldg Sq Ft N/A	Lot Sq Ft 168,795	Yr Built N/A	Type RES ACG

OWNER INFORMATION

Owner Name	Xenia Property Ltd	Tax Billing Zip	78669
Tax Billing Address	20501 Auger Ln	Tax Billing Zip+4	6102
Tax Billing City & State	Spicewood, TX		

LOCATION INFORMATION

School District	07	Mapsco	517-B
School District Name	Lake Travis ISD	MLS Area	LS
Census Tract	17.64	Zip Code	78669
Subdivision	Cypress Ranch Comm	Flood Zone Date	01/22/2020
Elementary School District	West Cypress Hills	Flood Zone Code	X
Middle School District/School Name	Lake Travis	Flood Zone Panel	48453C0380J
Neighborhood Code	1sw3-1sw3	Neighborhood Name	Travis Southwest
High School District/School Name	Lake Travis		

TAX INFORMATION

Property ID 1	576826	Tax Area (113)	0A
Property ID 2	05340601450000	Tax Appraisal Area	0A
Property ID 3	576826		
Legal Description	LOT 2 BLK A CYPRESS RANCH C OMMERCIAL		
Actual Tax Year	2021	Block	A
Actual Tax	\$9,542	Lot	2

ASSESSMENT & TAX

Assessment Year	2021	2020	2019
Market Value - Total	\$506,385	\$506,385	\$506,385
Market Value - Land	\$506,385	\$506,385	\$506,385
Assessed Value - Total	\$506,385	\$506,385	\$506,385
Assessed Value - Land	\$506,385	\$506,385	\$506,385
YOY Assessed Change (\$)	\$0	\$0	
YOY Assessed Change (%)	0%	0%	

Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$9,684	2019		
\$10,120	2020	\$437	4.51%
\$9,542	2021	-\$579	-5.72%

Jurisdiction	Tax Type	Tax Amount	Tax Rate
Travis County	Actual	\$1,809.64	.35737
Lake Travis ISD	Actual	\$6,229.04	1.2301
Travis Co Hospital Dist	Actual	\$566.21	.11181
Travis Co Esd No 8	Actual	\$491.19	.097
Travis Co Esd No 16	Actual	\$445.62	.088
Total Estimated Tax Rate			1.8843

CHARACTERISTICS

County Use Code	Vacant Lot-Platted-Res	Lot Area	168,795
Land Use	Residential Acreage	County Use Description	Vacant Lot-Platted-Res-C1
Lot Acres	3.875		

SELL SCORE

Value As Of 2022-04-03 03:30:01

ESTIMATED VALUE

Value As Of **04/04/2022**

LAST MARKET SALE & SALES HISTORY

Recording Date	10/22/2013	10/21/2013	03/02/2004
Sale/Settlement Date	10/21/2013	10/21/2013	02/27/2004
Document Number	192385	191772	37819
Document Type	Special Warranty Deed	Special Warranty Deed	Warranty Deed
Buyer Name	Xenia Property Ltd	River Road LLC	American Bank Of Texas Na
Seller Name	River Road LLC	American Bk Of Tx	Driftwood Land Co Ltd

PROPERTY MAP



*Lot Dimensions are Estimated