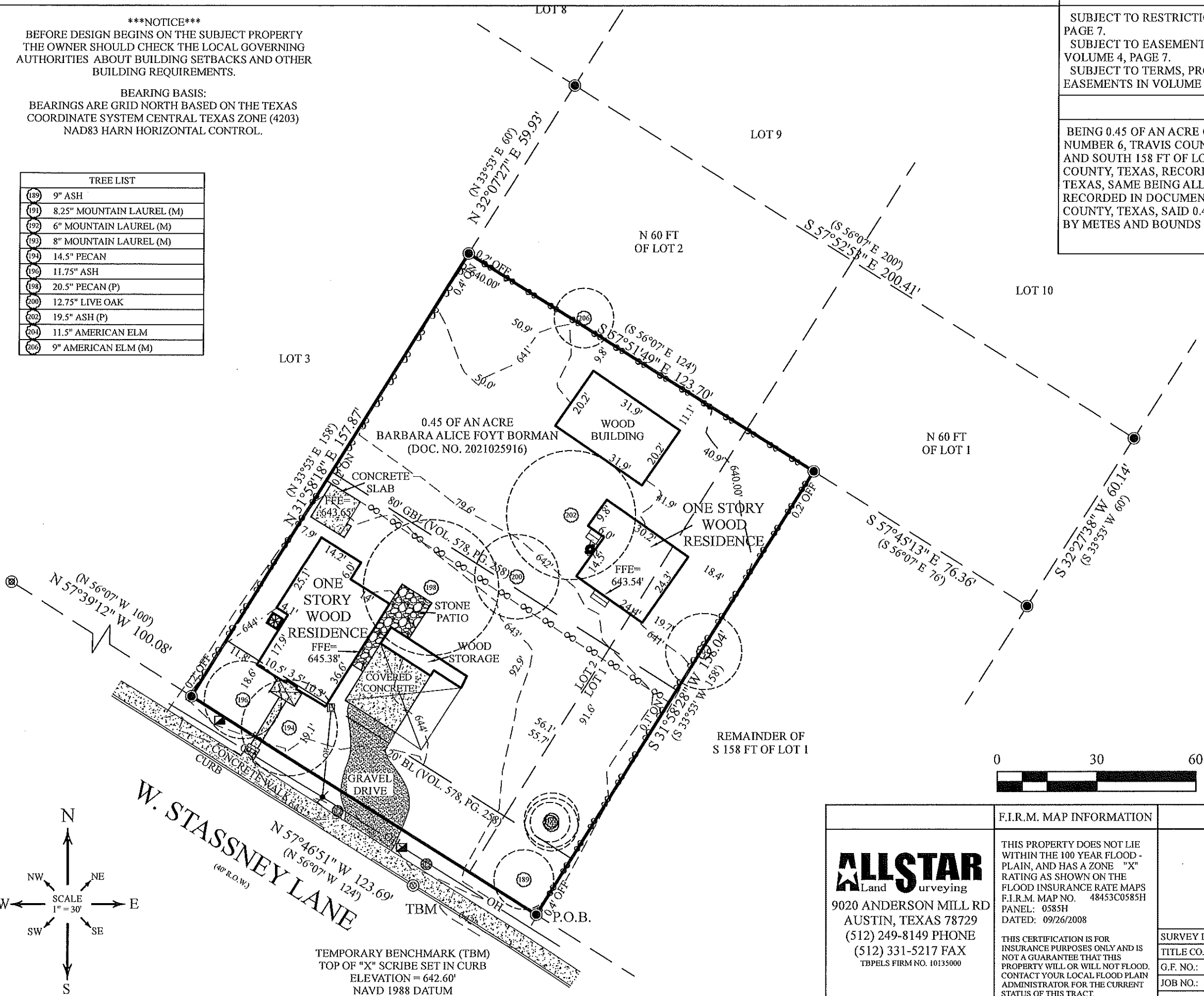


NOTICE
BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY
THE OWNER SHOULD CHECK THE LOCAL GOVERNING
AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER
BUILDING REQUIREMENTS.

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

TREE LIST	
(189)	9" ASH
(191)	8.25" MOUNTAIN LAUREL (M)
(192)	6" MOUNTAIN LAUREL (M)
(193)	8" MOUNTAIN LAUREL (M)
(194)	14.5" PECAN
(196)	11.75" ASH
(198)	20.5" PECAN (P)
(206)	12.75" LIVE OAK
(202)	19.5" ASH (P)
(204)	11.5" AMERICAN ELM
(206)	9" AMERICAN ELM (M)



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
- (X) TREE
- (M) MULTI-STEMMED TREE
- (P) PROTECTED TREE (OVER 19")
- 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.



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