

GF NO. 2341947—BCP INDEPENDENCE TITLE
ADDRESS: 15200 STORM DRIVE
AUSTIN, TEXAS 78734
BORROWER: WATMOS TX HOLDINGS, LLC

LOTS 119 AND 120
CARDINAL HILLS ESTATES
UNIT 14

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
IN VOLUME 53, PAGE 36 OF THE PLAT RECORDS
OF TRAVIS COUNTY, TEXAS



THIS PROPERTY DOES NOT LIE WITHIN THE
100 YEAR FLOOD PLAIN AS PER FIRM
PANEL NO. 48453C 0220 J
MAP REVISION: 01/22/2020
ZONE X
BASED ONLY ON VISUAL EXAMINATION OF MAPS.
INACCURACIES OF FEMA 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. 53, PG. 36, T.C.P.R.

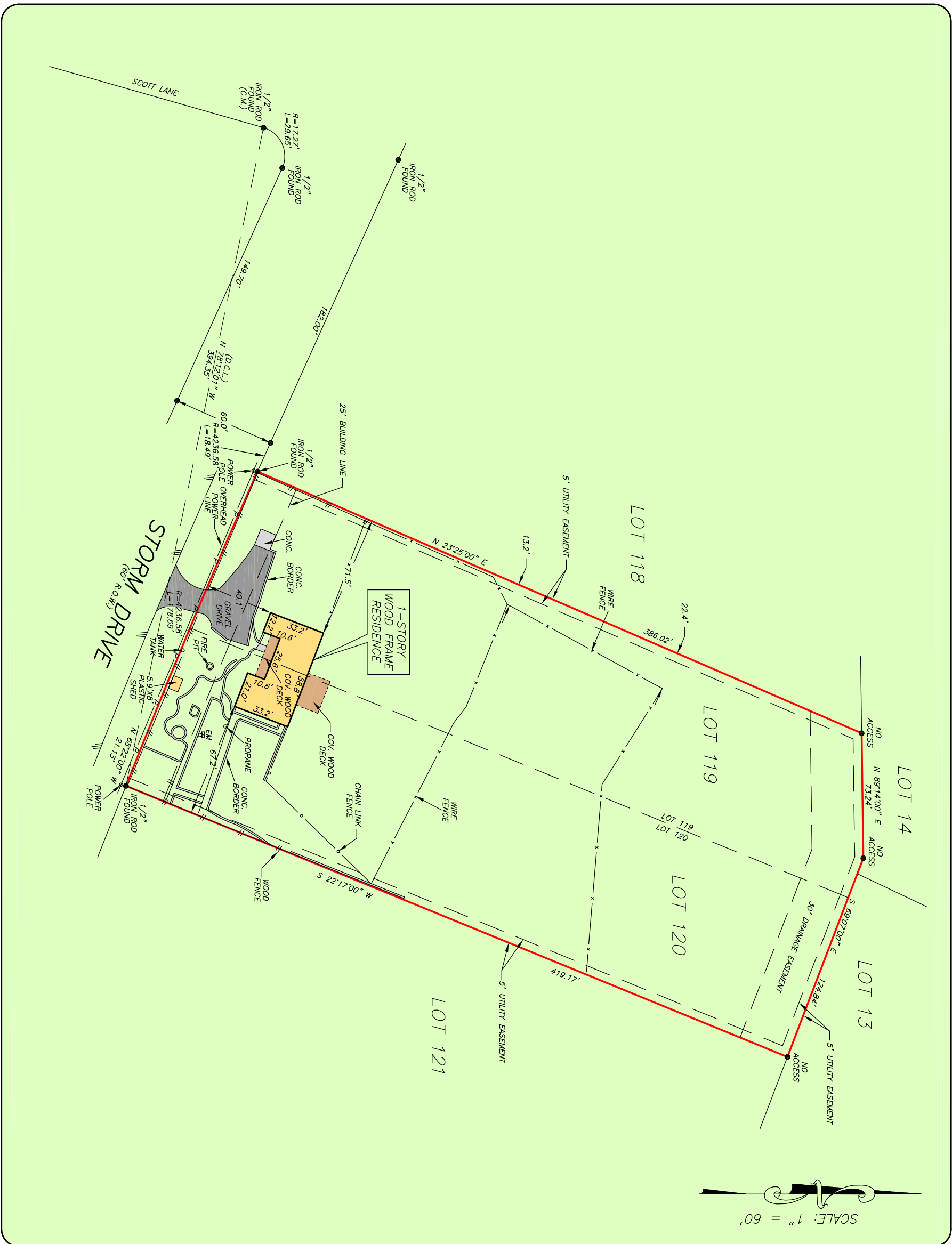
DRAWN BY: MM

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
ON THE GROUND, THAT THIS PLAT CORRECTLY
REPRESENTS THE FACTS FOUND AT THE
TIME OF SURVEY AND THAT THERE ARE NO
ENCROACHMENTS HEREON ON THE GROUND
EXCEPT AS SHOWN THEREON. THIS SURVEY
IS CERTIFIED FOR THIS TRANSACTION ONLY AND
ABSTRACTING PROVIDED IN THE ABOVE
REFERENCED TITLE COMMITMENT WAS RELIED
UPON IN PREPARATION OF THIS SURVEY.

JAMES E. MOSELEY
PROFESSIONAL LAND SURVEYOR
NO. 5912
JOB NO. 542023-02177
DECEMBER 04, 2023



SCALE: 1" = 60'



INDEPENDENCE
TITLE COMPANY
AMANDA COPLEY
512-852-3433



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