

NOTES

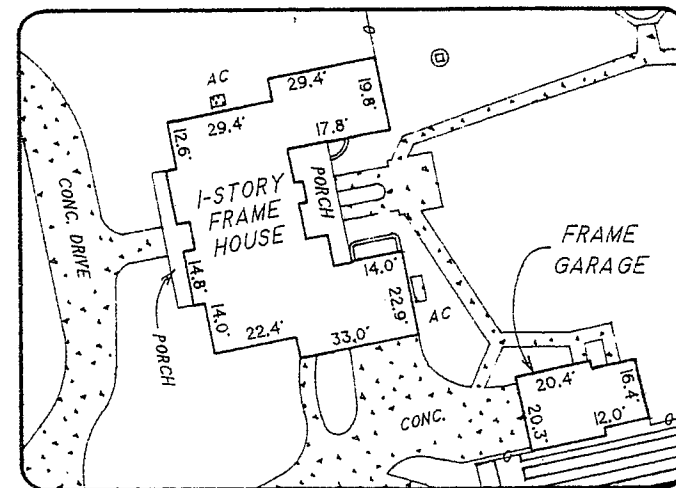
ALL EASEMENTS SHOWN HEREON ARE RECORDED IN BOOK 83, PGS. 161A-164A, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

THIS LOT IS SUBJECT TO AN BLANKET ELECTRIC EASEMENT WITH THE RIGHT OF INGRESS AND EGRESS, RECORDED IN VOL. 8580, PG. 323, REAL PROPERTY RECORDS OF SAID COUNTY.

THIS LOT IS SUBJECT TO RESTRICTIONS RECORDED IN VOL. 8268, PG. 66; AND VOL. 9573, PG. 233, REAL PROPERTY RECORDS OF SAID COUNTY. ALL BUILDING SETBACK LINES SHOWN HEREON ARE RECORDED IN SAID DOCUMENTS.

CURVE TABLE

CI
A=51.89' R=270.00'
C=N 73°19'50"E 51.81'
(A=53.94' R=270.00')
(C=N 71°44'01"E 53.85')

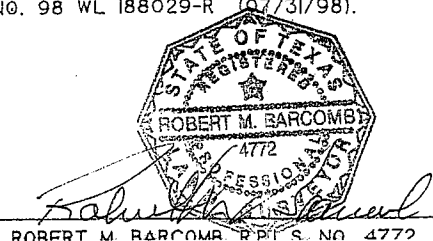


DETAIL 'A'
SCALE 1"=40'

JULY 22, 1998

EXCLUSIVELY TO GEORGE DEAN FLYNN AND AUGUSTA CHRISTINE FLYNN, AND THE LIEN HOLDERS, AND TO AUSTIN TITLE COMPANY AND LAWYERS TITLE INSURANCE CORPORATION PER CASE NO. 98 WL 188029-R (07/31/98).

THE UNDERSIGNED HEREBY STATES THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON; THAT THERE ARE NO APPARENT DISCREPANCIES, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE PUBLIC UTILITIES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY ADJOINS A DEDICATED ROADWAY, THE ABOVE LEGALLY DESCRIBED PROPERTY IS IN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48453C0230 E DATED JUNE 16, 1993.



Christine Flynn

ARPENTEURS
PROFESSIONAL SURVEYING

8101 CAMERON ROAD, SUITE 108
AUSTIN, TEXAS 78754
(512) 832-1232