

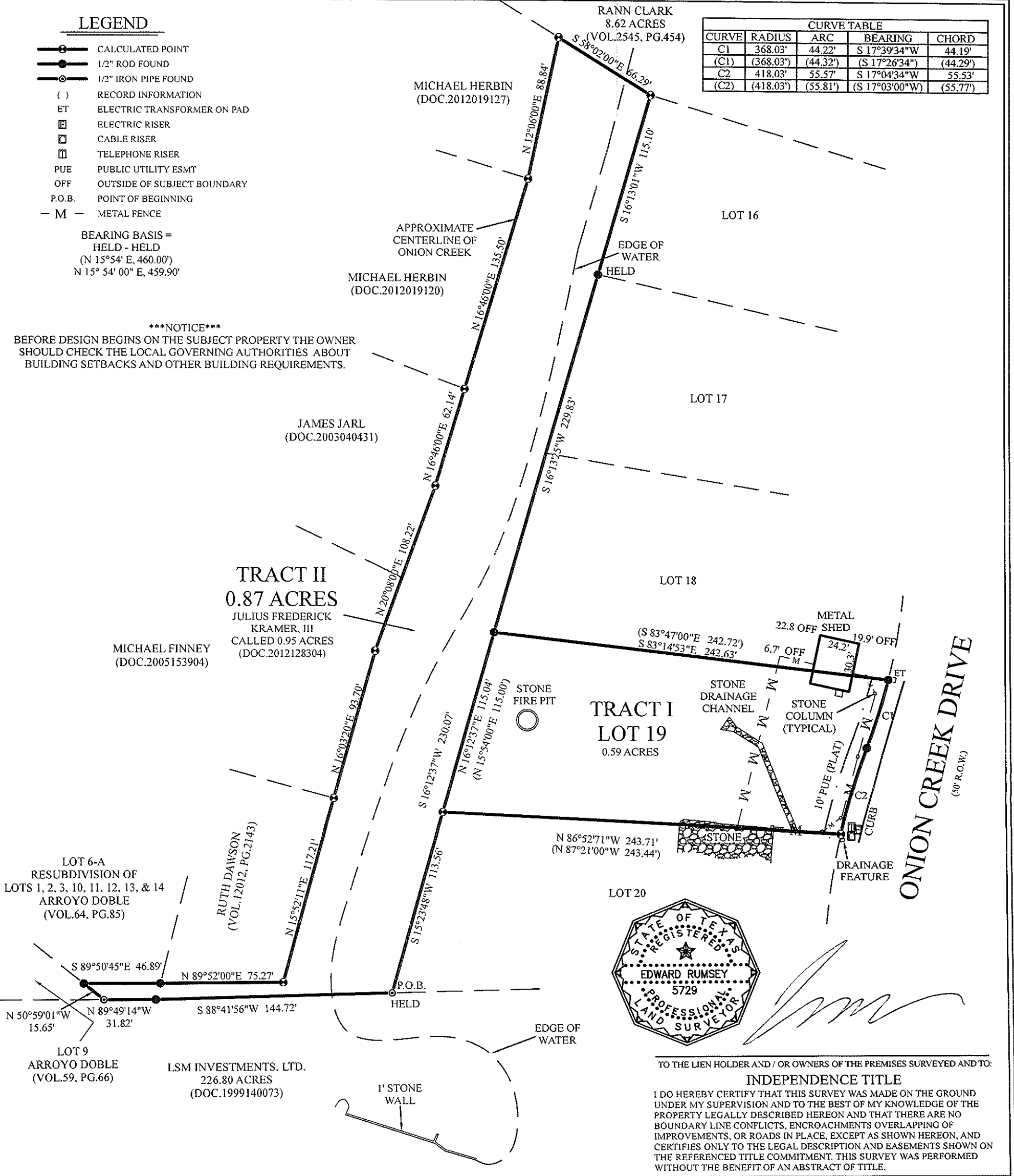
LEGEND

- CALCULATED POINT
- 1/2" ROD FOUND
- 1/2" IRON PIPE FOUND
- () RECORD INFORMATION
- ET ELECTRIC TRANSFORMER ON PAD
- ⌚ ELECTRIC RISER
- ⌚ CABLE RISER
- ⌚ TELEPHONE RISER
- PUE PUBLIC UTILITY ESMT
- OFF OUTSIDE OF SUBJECT BOUNDARY
- P.O.B. POINT OF BEGINNING
- M — METAL FENCE

BEARING BASIS =
HELD - HELD
(N 15°54' E, 460.00')
N 15° 54' 00" E, 459.90'

CURVE TABLE				
CURVE	RADIUS	ARC	BEARING	CHORD
C1	368.03'	44.22'	S 17°39'34"W	44.19'
(C1)	(368.03')	(44.32')	(S 17°26'34")	(44.29')
C2	418.03'	55.57'	S 17°04'34"W	55.53'
(C2)	(418.03')	(55.81')	(S 17°03'00"W)	(55.77')

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



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

INDEPENDENCE TITLE

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO BOUNDARY LINE CONFLICTS, ENCROACHMENTS OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND CERTIFIES ONLY TO THE LEGAL DESCRIPTION AND EASEMENTS SHOWN ON THE REFERENCED TITLE COMMITMENT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

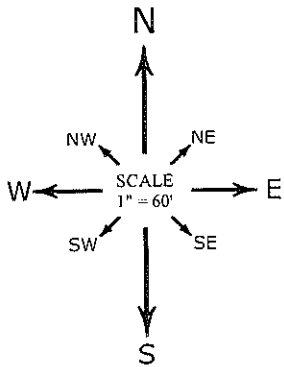
RESTRICTIONS

SUBJECT TO RESTRICTIONS IN VOL. 4351, PG. 1590, VOL. 4906, VOL. 1000 AND AS PER PLAT IN VOL. 59, PG. 66.
BUILDING SETBACK LINES RECORDED IN VOL. 4351, PG. 1590, DOES NOT AFFECT PER VOL.4906, PG.1000.

LEGAL DESCRIPTION

TACT I: LOT 19, ARROYO DOBLE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 59, PAGE 66, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT II: BEING 0.87 OF AN ACRE OF LAND, OUT OF THE EASTERN PORTION OF ONION CREEK, AS SHOWN ON ARROYO DOBLE, A SUBDIVISION RECORDED IN VOLUME 59, PAGE 66, PLAT RECORDS, TRAVIS COUNTY, TEXAS. SAME BEING THAT CERTAIN JULIUS FREDERICK KRAMER, III, CALLED 0.95 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2012128304, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.87 OF AN ACRE OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF.



ALLSTAR
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F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "AE" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48453C0595H PANEL: 0595H 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

TBD
13008 ONION CREEK DRIVE
AUSTIN, TRAVIS COUNTY, TEXAS.

SURVEY DATE:	MAY 19, 2015	FIELDED BY:	DERICK SOLOMON	05/18/2015
TITLE CO.:	INDEPENDENCE TITLE	CALC. BY:	EDWARD RUMSEY	05/18/2015
G.F. NO.:	1507502-DRP	DRAWN BY:	ADRIEL LOPEZ	05/19/2015
JOB NO.:	A0503815	RPLS CHECK:	EDWARD RUMSEY	05/19/2015