

LAND TITLE SURVEY

BEING A 25.50 ACRE TRACT OF LAND SITUATED IN THE W. T. LOVETT SURVEY NO. 39, ABSTRACT NO. 509 AND THE HENRY BOND SURVEY NO. 51, ABSTRACT NO. 103, BOTH IN TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SCALE: 1" = 250'

NOTE:
A PORTION OF THE PROPERTY, BELOW THE BLUFF SHOWN HEREON DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN, ZONE AE, WITH A BASE FLOOD ELEVATION OF 722.0' A.M.S.L. AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48453C0180H, DATED SEPTEMBER 26, 2008.

THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TITLE COMMITMENT POLICY BY HERITAGE TITLE COMPANY OF AUSTIN INC., COMMITMENT GF No. 201902069, EFFECTIVE AUGUST 8, 2019.
ADDITIONALLY THE PROPERTY IS SUBJECT TO THE FOLLOWING:
1. ALL CURRENT SUBDIVISION AND DEVELOPMENT REGULATIONS OF TRAVIS COUNTY, TEXAS.
2. ALL CURRENT APPLICABLE REGULATIONS OF OF THE LOWER COLORADO RIVER AUTHORITY.

EXCLUSIVELY TO PARTIES INVOLVED IN THE HERITAGE TITLE COMPANY OF AUSTIN, INC., COMMITMENT GF No. 201902069, EFFECTIVE AUGUST 8, 2019.

I, TODD HOLLAND, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING AUGUST/SEPTEMBER, 2019, UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THERE ARE NO APPARENT ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS WITH THE DEED LINES SHOWN EXCEPT AS SHOWN HEREON; THAT THERE ARE NO APPARENT DISCREPANCIES OR DEED LINE CONFLICTS WITH THE DEEDS SHOWN EXCEPT AS SHOWN HEREON; THAT THERE ARE NO VISIBLE UTILITY LINES EXCEPT AS SHOWN HEREON; THAT THIS PROPERTY ADJOINS A DEDICATED RIGHT-OF-WAY; AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT MANUAL OF PRACTICE FOR LAND SURVEYING IN TEXAS AS ISSUED BY THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS, CATEGORY 1A, CONDITION IV, SURVEY.

9-5-19
DATE
AMENDED: 9/9/2019
AMENDED: 10/11/2019
AMENDED: 10/23/2019
CLIENT: GAIL WOOD
HOLLAND # 2019-077
DRAWN BY: T. HOLLAND

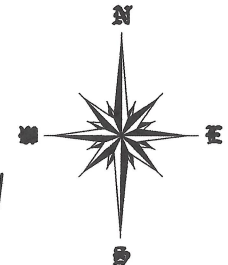
TODD HOLLAND
REGISTERED PROFESSIONAL
LAND SURVEYOR
NO. 5421, STATE OF TEXAS

APPROVED

By H. Busa at 7:53 am, Oct 24, 2019

LEGEND

- 1/2" IRON ROD FOUND
- 3/8" IRON ROD SET
- PK NAIL FOUND
- PK NAIL SET
- CALCULATED POINT
- CEDAR FENCE POST
- PVC RAIL FENCE
- WIRE FENCE
- [] RECORD INFORMATION



THE BASIS OF BEARINGS FOR THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE, LAMBERT GRID, CENTRAL ZONE. ESTABLISHED WITH THE GEONET-A, RTK NETWORK.

HOLLAND
SURVEYING

PROFESSIONAL SURVEYING AND MAPPING SERVICES

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