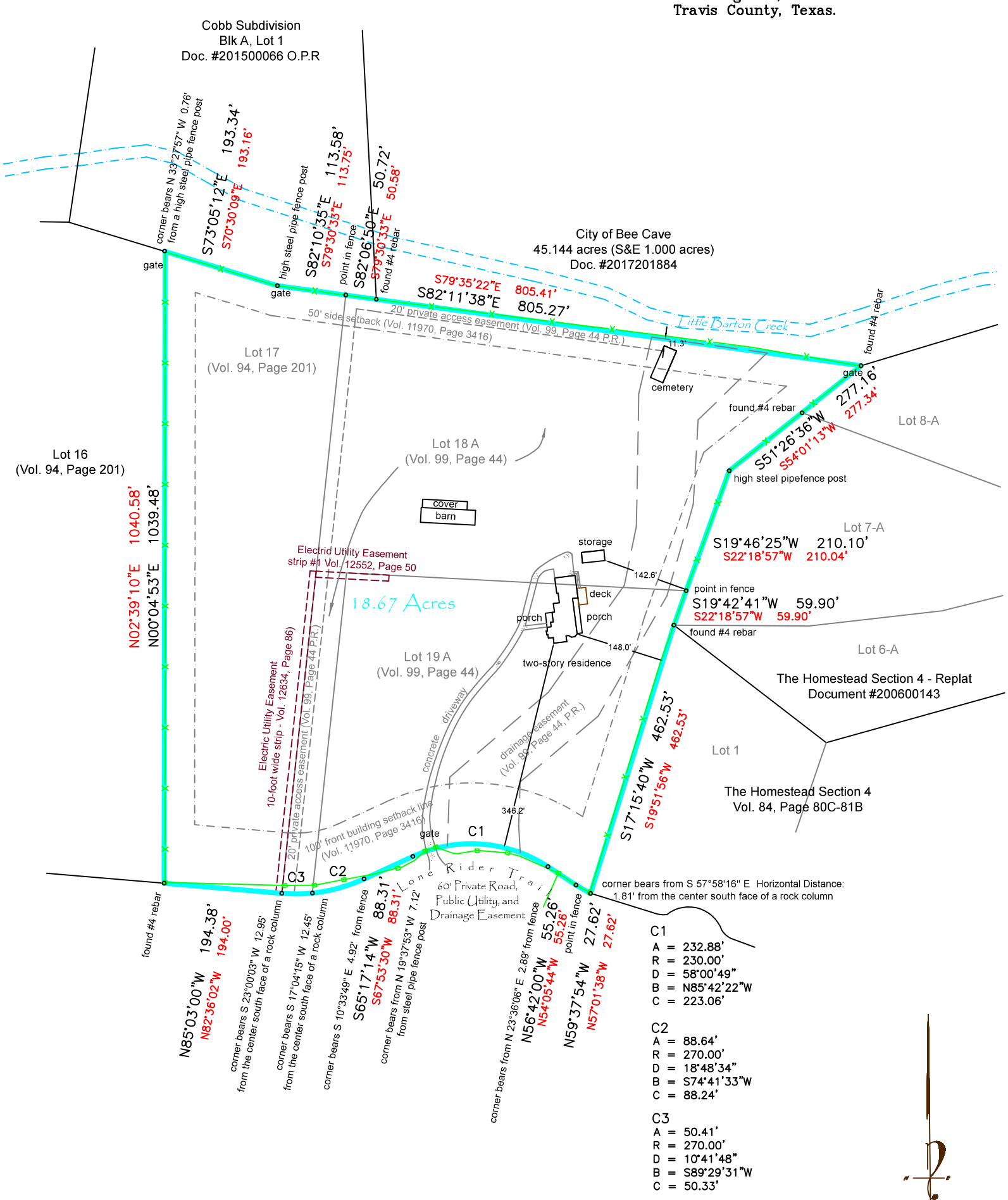
Surveyed for: Mary Smith and Walter Stewart Property Address: 13800 Lone Rider Trail

Land Title Survey of

18.67 acres of land being Lot 17 as described in Meadowfox Estates recorded in Volume 94 on Page 201 and Lots 18A and 19A of the Resubdivision of Meadowfox Estates as recorded in Volume 99 on Page 44, both of the Plat Records of Travis County, Texas.



C1
A = 232.88'
R = 230.00'
D = 58°00'49"
B = N85°42'22"W
C = 223.06'

C2
A = 88.64'
R = 270.00'
D = 18°48'34"
B = S74°41'33"W
C = 88.24'

C3
A = 50.41'
R = 270.00'
D = 10°41'48"
B = S89°29'31"W
C = 50.33'

Legend
- gravel drive
- stone column and wire fence
- chain link fence
- wire fence
- steel fence
- overhead electric

Encumbrances:
Volume 11970, Page 3416, Volume 12414, Page 645, Real Property Building, setback lines
Shown on survey
Volume 94, Page 201 Plat Records, Cemetery, 20-foot ingress and egress easement
Shown on survey
Volume 99, Page 44, Plat Records, Drainage Easement
Shown on survey
Volume 94, Page 201, Plat Records, road and public utility
Shown on survey
Volume 12146, Page 1399, Real Property Records, Electric Easement
Not shown on survey – not on subject tract
Volume 12552, Page 50, Real Property Records, Electric Easement
Shown on survey
Volume 12634, Page 86 (Lot 17), Real Property Records, Electric Easement
Shown on survey

0 — 240'
1 " = 120' (U. S. Survey Feet)

Texas Society of Professional Surveyors
Member

Record Courses, shown in RED, refer to recorded document, as shown.

Bearings, distances, and coordinates are GRID according to the Texas Coordinate System, Central Zone, North American Datum, 1983.

Professional and Ethical Standards governed by Texas Board of Professional Engineers and Land Surveyors, 1917 S. Interstate 35, Austin, TX 78741, Ph. 512.440.7723

Surveyed:	March 5, 2026
Released:	March 20, 2026
Requested by:	Mary Smith
Company:	owner
Deliver to:	Mary Smith
Reference #:	GF-2602118-LAK
Revised:	--
Updated:	--
Drawn By:	Stephanie Prosser
File Number:	12656

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MEDINA VALLEY SURVEYS
Surveying Texas Since 1985
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TBPLS Firm # 10000200

STATE OF TEXAS REGISTERED S. B. PROSSER 6847 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF MEDINA

I HEREBY CERTIFY THAT THIS ORIGINAL PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY ME AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OR EASEMENTS EXCEPT AS

Stephanie B. Prosser, Registered Professional Land Surveyor
Texas Registration Number 6847