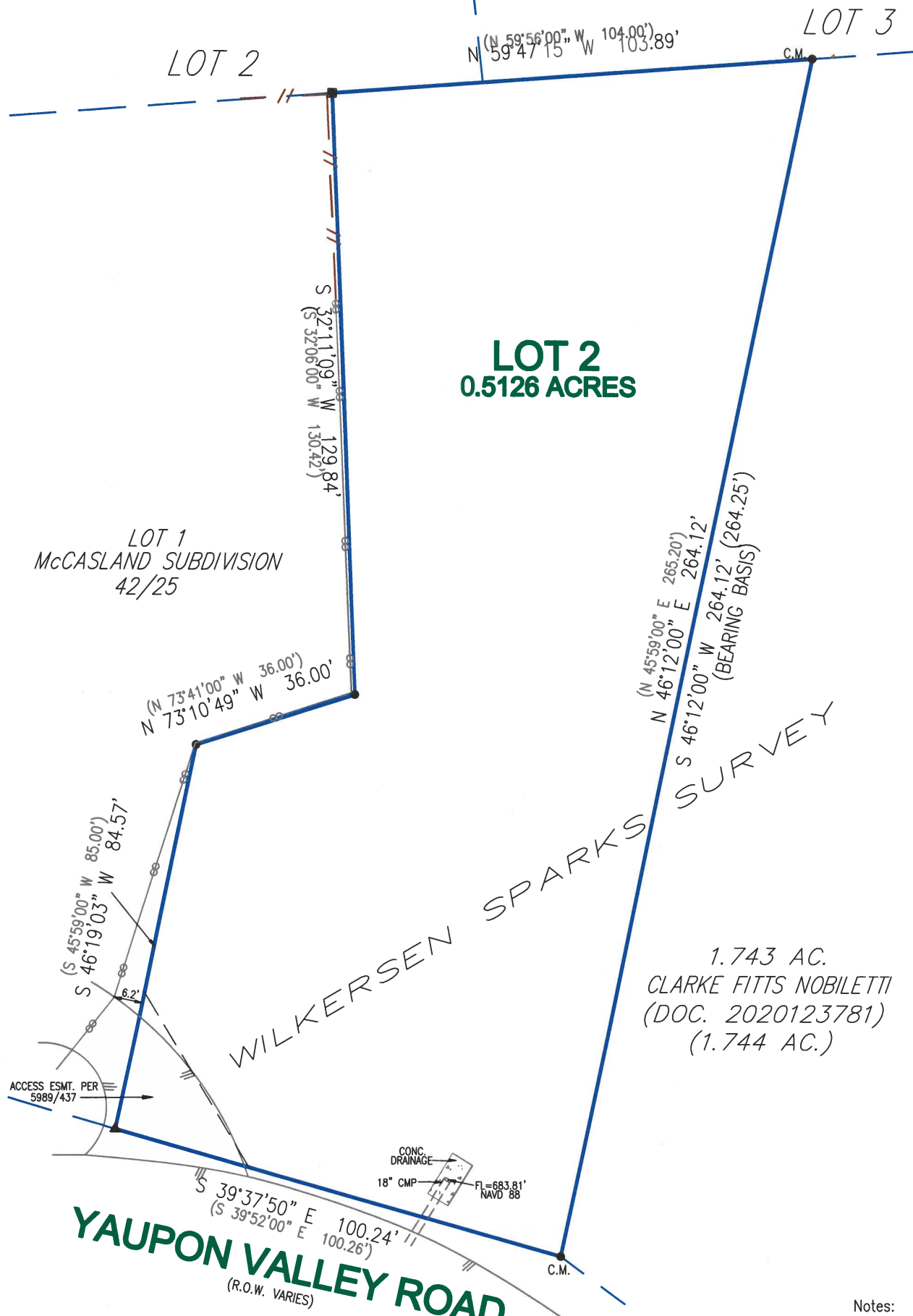


THE OVERLOOK AT WEST LAKE 90/341-342



LOT 1
McCASLAND SUBDIVISION
42/25

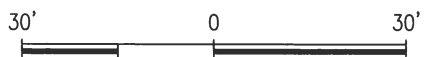
LOT 2
0.5126 ACRES

WILKERSEN SPARKS SURVEY

1.743 AC.
CLARKE FITTS NOBILETTI
(DOC. 2020123781)
(1.744 AC.)

YAUPON VALLEY ROAD
(R.O.W. VARIES)

- Notes:
- 1) Subject to restrictions and easement rights recorded in V.645, P.210, V.1031, P.95, V.1092, P.266, V.1171, P.418, V.1425, P.87, Deed Records and Book 42, Page 25, Plat Records.
 - 2) Electric easements per V.614, P.260, V.676, P.298, V.659, P.558 V.676, P.298, Deed Records contain insufficient data to locate.
 - 3) Subject to Ingress and egress easement per V.947, P.539, Deed Records.
 - 4) Overlow Easement per V.103, P.560 & V.274, P.527, Deed Records, does not affect this lot.



LEGEND

- 1/2" REBAR FOUND
- ◻ 1/2" CAPPED REBAR SET
- 1/2" IRON PIPE FOUND
- ▲ 60D NAIL FOUND
- △ 60D NAIL SET
- ◼ CAPPED REBAR FOUND
- ⊗ "X" SET IN CONCRETE
- ⊗ "X" FOUND IN CONCRETE
- ⊙ SPINDLE FOUND
- PUNCH HOLE FOUND
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- () PER PLAT
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- OH OVERHEAD UTILITY LINE
- POWER POLE

[Signature]
STATE OF TEXAS
REGISTERED SURVEYOR
VICTOR M. GARZA
4740
LAW PROFESSIONAL

TO THE LIENHOLDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED AND TO
BENCHMARK TITLE COMPANY
CHICAGO TITLE INSURANCE COMPANY
I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND UNDER MY SUPERVISION, OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS PREPARED IN ACCORDANCE WITH THE TITLE COMMITMENT REFERENCED HEREON, AND THAT THERE ARE NO VISIBLE BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON. BUILDING DIMENSIONS ARE APPROXIMATE.

REVISED: 07/20/23
CAP FLOWLINE ELEV.: 04/20/23
AW3 A&B ADDED: 11/02/21

STREET ADDRESS: 103 YAUPON VALLEY ROAD CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS
LOT: 2 SUBDMISION: McCASLAND SUBDIVISION VOL/CAB 42 PG/SLD 25 PLAT RECORDS
REFERENCE NAME: ASHTON WEINBERGER & ERICA WIENBERGER G.F. #: PL21-30868



B & G SURVEYING, LLC
FIRM REGISTRATION NO. 100363-00
WWW.BANDGSURVEY.COM
1404 West North Loop Blvd.
Austin, Texas 78756 - Office 512*458-6969

FIELD WORK BY	REESE	08/03/20
CALC'D BY	JOSE	08/06/20
DRAFTED BY	JOSE	08/06/20
CHECKED BY	M.L.	08/06/20

JOB #: B0406223_TA
ORIGINAL SURVEY DATE: 05/24/21
SCALE: 1" = 30'