

Prepared By:



PROPERTY ADDRESS: 3200 THREE RIVERS, AUSTIN, Texas 78746

SURVEY NUMBER: 1103.1506

FIELD WORK DATE:

REVISION DATE(S): (rev.1 3/23/2011) (rev.1 3/23/2011)

TX 1103.1506
BOUNDARY SURVEY
TRAVIS COUNTY

C-1
R= 50.00'(P&M)
L= 115.52'(P) 115.12'(M)
Δ= 132°22'34"(P) 131°55'08"(M)
S 36°08'33" E, 91.49'(P)
S 36°08'33" E, 91.33'(M)

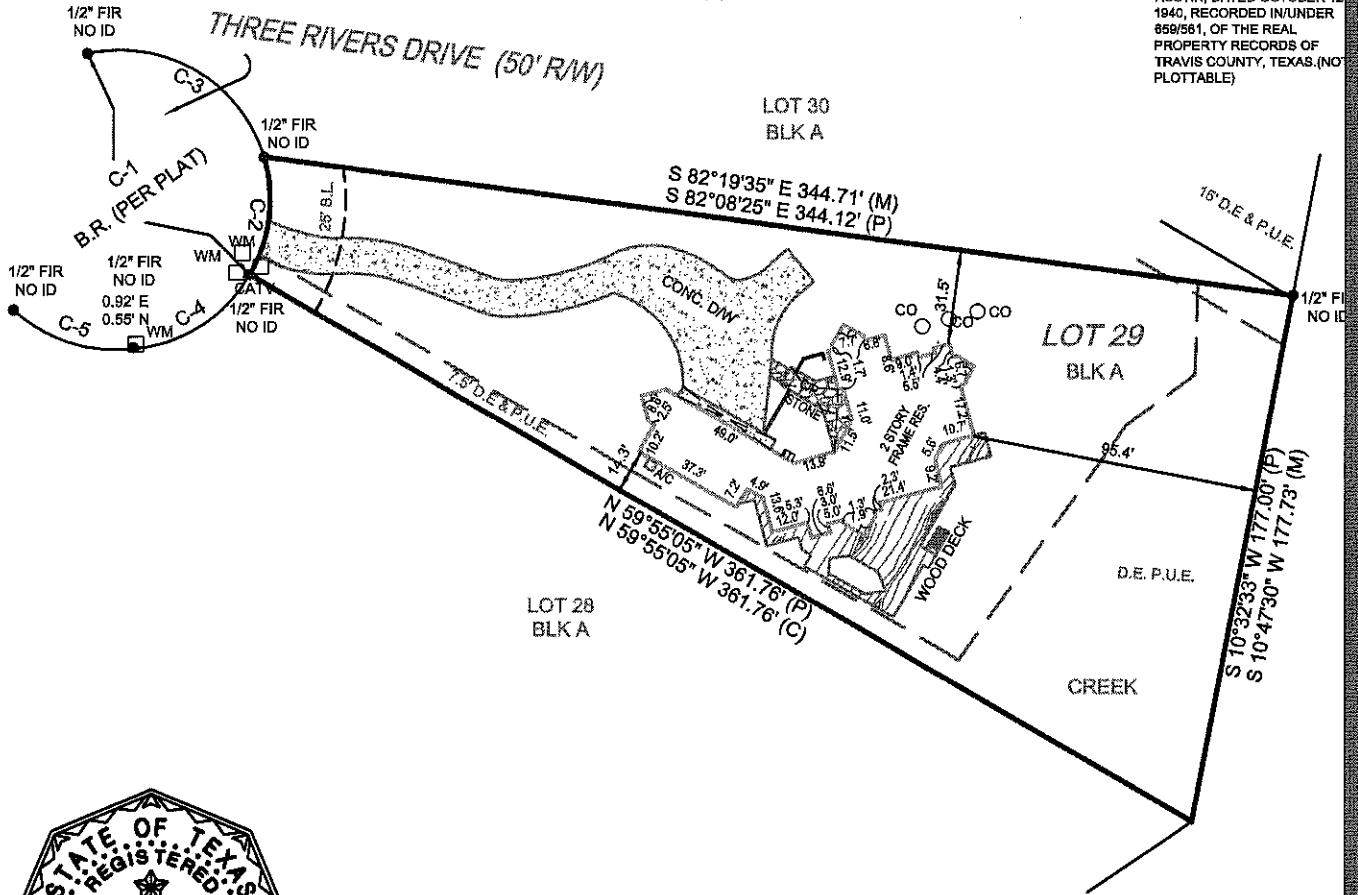
C-2
R= 50.00'(P&M)
L= 41.15'(P) 40.69'(M)
Δ= 47°09'12"(P) 46°37'20"(M)
S 6°30'04" W, 40.00'(P)
S 6°48'40" W, 39.57'(M)

C-3
R= 50.00'(P&M)
L= 74.37'(P) 74.67'(M)
Δ= 85°13'18"(P) 85°33'52"(M)
S 59°41'11" E, 67.70'(P)
S 59°29'04" E, 67.92'(M)

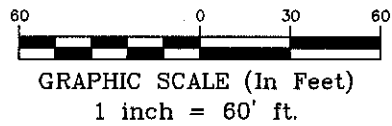
C-4
R= 50.00'(P&M)
L= 48.50'(P) 48.50'(M)
Δ= 55°34'31"(P) 55°34'34"(M)
S 57°51'56" W, 46.62'(P)
S 57°51'53" W, 46.62'(M)

C-5
R= 50.00'(P&M)
L= 41.15'(P) 42.17'(M)
Δ= 47°08'16"(P) 48°19'26"(M)
N 70°46'11" W, 40.00'(P)
N 71°09'39" W, 40.93'(M)

NOTES:
1.) SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS RECORDED IN/UNDER 9223183, 12871791, 2005030507, 2008065988 AND 2010165876, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.
2.) EASEMENT EXECUTED BY S. J. LARSON, TO CITY OF AUSTIN, DATED OCTOBER 12 1940, RECORDED IN/UNDER 859/581, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.(NO PLOTTABLE)



I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON THE 02nd DAY OF MARCH 2011, AND THAT ALL EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN PER PLAT AND WITHIN GF# 114521KDM, EXCEPT THOSE NOTED AS NOT PLOTTABLE, AND THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON AND THE PROPERTY HAS ACCESS TO A DEDICATED RIGHT-OF-WAY PER PLAT.



POINTS OF INTEREST: None Visible

FLOOD INFORMATION:

CLIENT NUMBER:

DATE: 3/23/2011

BUYER: Jonathan Kutner Jr. and Jessica Kutner

SELLER:

CERTIFIED TO: JONATHAN KUTNER JR. AND JESSICA KUTNER, ; ; ;



Exacta Texas Surveyors, Inc. is a full service, bonded land survey firm registered with the state of Texas.



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This is page 1 of 2 and is not valid without all pages.

LEGAL DESCRIPTION:

Lot 29, Block A WESTVIEW ON LAKE AUSTIN, PHASE A according to the plat thereof, as recorded in Plat Book 85, Page 164C-165C of the Public Records of Travis County, Texas.

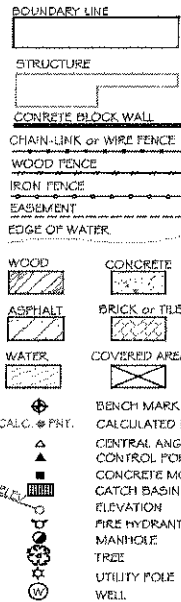
JOB SPECIFIC SURVEYOR NOTES:

THE BEARING REFERENCE OF S 36 DEGREES 06 MINUTES 33 SECONDS E IS BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF THREE RIVERS DRIVE, LOCATED WITHIN WESTVIEW ON LAKE AUSTIN, PHASE A, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN BOOK 85, PAGES 164C-165C, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

GENERAL SURVEYOR NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
2. Due to varying construction standards, house dimensions are approximate.
3. This survey is exclusively for the use of the parties to whom it is certified. It is not transferable to additional institutions or subsequent owners.
4. This property subject to any and all recorded and unrecorded easements. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or ownership title evidence.
5. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
6. If there is a septic tank, well or drain field on this survey, the location of such items was showed to us by others and are not verified.
7. Any additions or deletions to this 2 page survey document are strictly prohibited. Use of this survey beyond the purpose of the transfer of title without written authorization of the signing surveyor is prohibited.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. Dimensions are in feet and decimals thereof.
10. All pins marked as set are 5/8 diameter, 18" iron rebar.

LEGEND:



A/C	AIR CONDITIONING	ID.	IDENTIFICATION	SCR.	SCREEN
B.R.	BEARING REFERENCE	IR	IRON ROD	STY.	STORY
BLK.	BLOCK	IP	IRON PIPE	S.B.L.	SETBACK LINE
(C)	CALCULATED	LB#	LICENSE # - BUSINESS	SW	SIDEWALK
CATV	CABLE TV. RISER	LS#	LICENSE # - SURVEYOR	S.C.L.	SURVEY CLOSURE LINE
CL	CENTER LINE	L.P.	LIGHT POST	S.T.L.	SURVEY TIE LINE
CONC.	CONCRETE	(M)	MEASURED	TEL	TELEPHONE FACILITIES
C.V.G.	CONCRETE VALLEY GUTTER	N.# D.	NAIL # DISK	T.O.B.	TOP OF BANK
C/S	CONCRETE SLAB	N.R.	NON RADIAL	TX	TRANSFORMER
CSW	CONCRETE SIDEWALK	N.T.S.	NOT TO SCALE	TYP.	TYPICAL
CP	COVERED PORCH	O.H.L.	OVERHEAD LINE	W/C	WITNESS CORNER
COR.	CORNER	OH.	OVERHANG	W/F	WATER FILTER
(D)	DEED	PK NAIL	PARKER-KALON NAIL	WM	WATER METER
D.H.	DRILL HOLE	FSM	PROFESSIONAL SURVEYOR AND MAFFER		
DAW	DRIVEWAY	PLS	PROFESSIONAL LAND SURVEYOR		
D.F.	DRAIN FIELD	(P)	PLAT		
EUB	ELECTRIC UTILITY BOX	P/E	POOL EQUIPMENT	A.E.	ANCHOR EASEMENT
ENCL.	ENCLOSURE	P.O.B.	POINT OF BEGINNING	C.M.E.	CANAL MAINTENANCE EASEMENT
E.O.P.	EDGE OF PAVEMENT	P.O.C.	POINT OF COMMENCEMENT	C.U.E.	COUNTY UTILITY ESMT.
E.O.W.	EDGE OF WATER	P.T.	POINT OF TANGENCY	D.E.	DRAINAGE EASEMENT ESMT.
FL	FENCE LINE	P.C.	POINT OF CURVATURE	E.E.	EASEMENT
F/P	FENCE POST	P.C.C.	POINT OF COMPOUND CURVATURE	I.E./E.E.	INGRESS/ EGRESS ESMT.
(F)	FIELD	P.R.C.	POINT OF REVERSE CURVATURE	L.A.E.	LIMITED ACCESS ESMT.
F.F.	FINISHED FLOOR	P.C.P.	PERMANENT CONTROL POINT	L.B.E.	LANDSCAPE BUFFER ESMT.
FPL	FLORIDA POWER # LIGHT	P.R.M.	PERMANENT REFERENCE MONUMENT	L.M.E.	LAKE or LANDSCAPE MAINTENANCE EASEMENT
F/DH	FOUND DRILL HOLE	R.	RADIUS or RADIAL	M.E.	MAINTENANCE EASEMENT
F/IR	FOUND IRON ROD # CAP	RAD.	RADIAL TIE	P.U.E.	PUBLIC UTILITY EASEMENT
F/FP	FOUND IRON PIPE # CAP	RES.	RESIDENCE	R.O.E.	ROOF OVERHANG ESMT.
F/IR	FOUND IRON ROD	ROW	RIGHT OF WAY	S.W.E.	SIDEWALK ESMT.
F/FP	FOUND IRON PIPE	SN#D	SET NAIL # DISC LB#7387	T.U.E.	TECHNOLOGICAL UTILITY EASEMENT
FCM	FOUND CONCRETE MONUMENT	SHRC	SET IRON ROD # CAP L.B.#7387		
FN#D	FOUND NAIL # DISC	S/OH	SET DRILL HOLE		
FN#TT	FOUND NAIL # TIN TAB	SEP.	SEPTIC TANK		
FND.	FOUND	SEW.	SEWER		
GAR.	GARAGE	S.W.	SEAWALL		

ELECTRONIC SIGNATURE:

In order to "Electronically Sign" all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at <http://www.fileformat.info/tool/md5sum.htm>. To Electronically Sign any survey PDF: 1. Save the PDF onto your computer. 2. Use the online tool at <http://www.fileformat.info/tool/md5sum.htm> to browse for the saved PDF on your computer. 3. Select the Hash Method as SHA. 4. Click Submit. Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

PRINTING INSTRUCTIONS:

- While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
- Select a color printer with legal sized paper.
- Under "Print Range", click select the "All" toggle.
- Under the "Page Handling" section, select the number of copies that you would like to print.
- Under the "Page Scaling" selection drop down menu, select "None."
- Uncheck the "Auto Rotate and Center" checkbox.
- Check the "Choose Paper size by PDF" checkbox.
- Click OK to print.

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Jonathan Kutner Jr. and Jessica Kutner

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