

LEGEND:

- 1/2" IRON ROD SET
- IRON ROD FOUND
- IRON PIPE FOUND
- ▲ 60D NAIL FOUND
- ✕ "X" CHISELED IN CONCRETE
- ⊕ POWER POLE
- OVERHEAD ELECTRIC
- WOOD FENCE

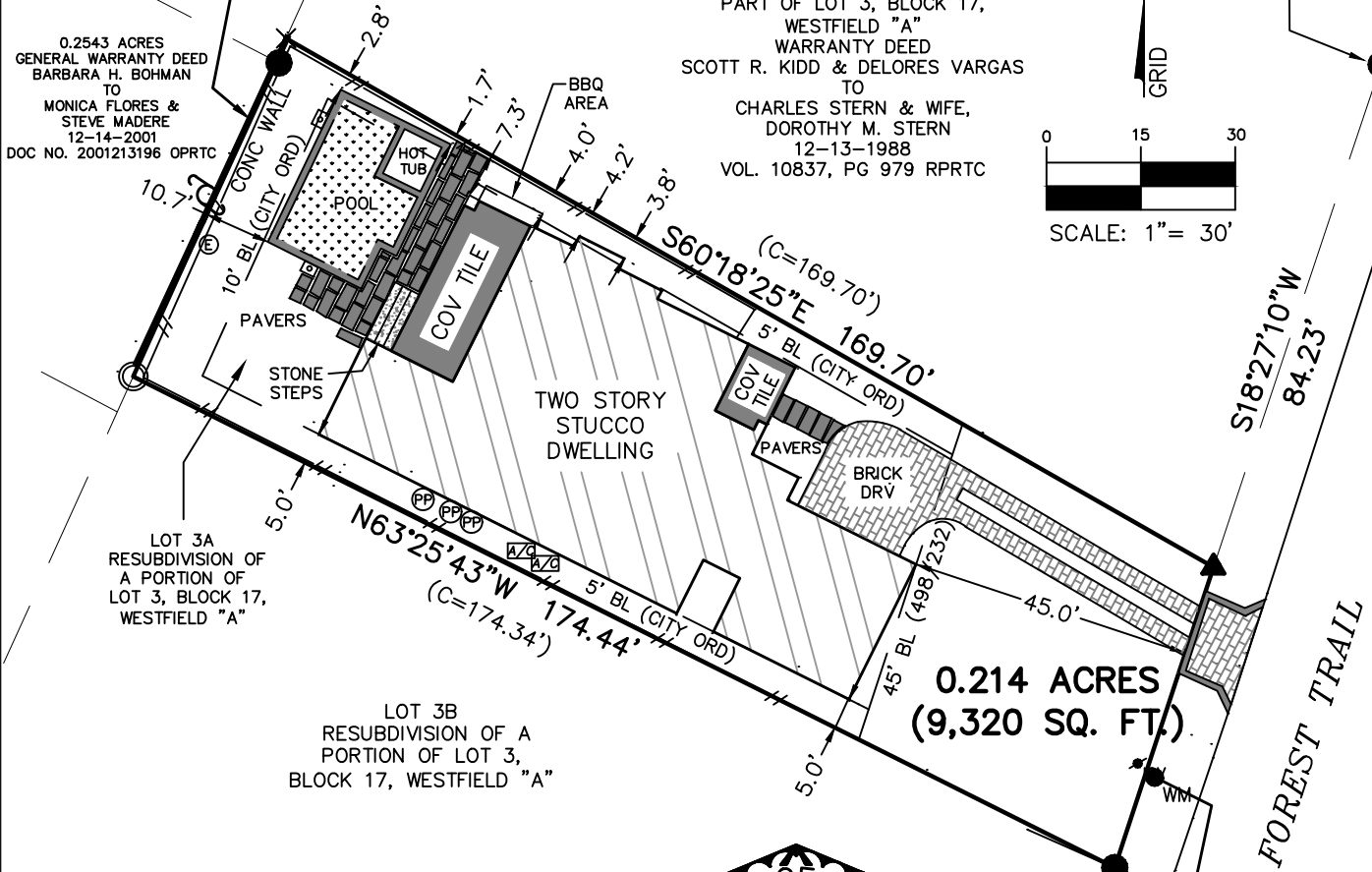
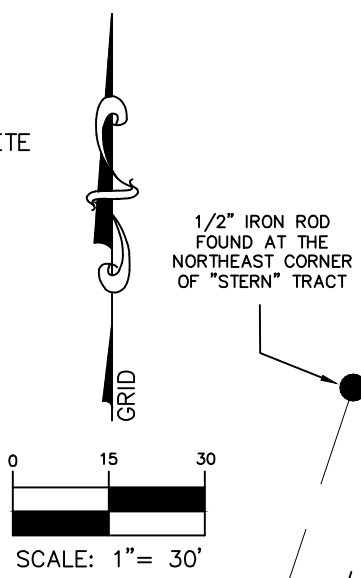
S. 35 FEET OF LOT 14 & THE NORTH 25 FEET OF LOT 15, A SUBDIVISION OF A PORTION OF LOT 7, BLOCK 18 & A PORTION OF LOTS 6, 7 & 8M BLOCK 17 OF WESTFIELD "A" GENERAL WARRANTY DEED WILLIAM HENRY HOOPER & EUGENE KWON HOOPER

PHILIP C. SVAHN & REBECCA J. SVAHN
12-12-2005
DOC NO. 2005229549 OPRTC

N24°19'35"E
59.00'
(C=59.00')

0.2543 ACRES
GENERAL WARRANTY DEED
BARBARA H. BOHMAN
TO
MONICA FLORES &
STEVE MADERE
12-14-2001
DOC NO. 2001213196 OPRTC

PART OF LOT 3, BLOCK 17,
WESTFIELD "A"
WARRANTY DEED
SCOTT R. KIDD & DELORES VARGAS
TO
CHARLES STERN & WIFE,
DOROTHY M. STERN
12-13-1988
VOL. 10837, PG 979 RPRTC

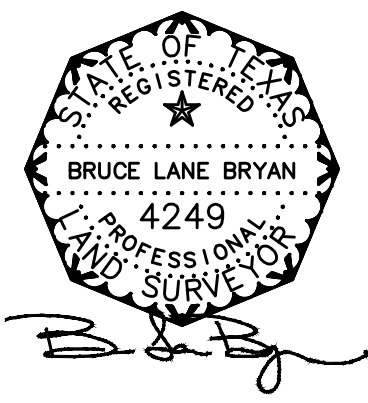


LOT 3A
RESUBDIVISION OF
A PORTION OF
LOT 3, BLOCK 17,
WESTFIELD "A"

LOT 3B
RESUBDIVISION OF A
PORTION OF LOT 3,
BLOCK 17, WESTFIELD "A"

**0.214 ACRES
(9,320 SQ. FT.)**

TOTAL AREA OF LOT:	9,320 SQ. FT	
	SQ. FT.	%
HOUSE	3,004	32.2%
DRIVEWAY	605	6.5%
COV. PATIO/BBQ	423	4.5%
STONE STEPS	44	0.5%
POOL COPING	106	1.1%
TOTAL:	4,182	44.8%



NOTE: BEARINGS SHOWN HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD 83, 93 ADJUSTMENT.

THIS IS TO CERTIFY THAT, ON THIS DATE, A TRUE AND ACCURATE SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION OF PROPERTY LOCATED AT 1902 FOREST TRAIL IN TRAVIS COUNTY, TEXAS, DESCRIBED AS FOLLOWS: LOT 3A, RESUBDIVISION OF A PORTION OF LOT 3, BLOCK 17, WESTFIELD "A", A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 12, PAGE 47 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

FLOOD NOTE:
THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F. I. R. M. PANEL NO. 48453 C0445J EFFECTIVE 1-6-2016 LOCATED IN ZONE "X".

NOTE: THIS TRACT IS SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RIGHT TO CREATE ADDITIONAL PUBLIC UTILITY EASEMENTS, IF ANY, ACROSS SUBJECT PROPERTY AS SHOWN IN VOLUME 12, PAGE 47 PRTC.

TO: NALLE CUSTOM HOMES
RE: 1902 FOREST TRAIL
PROJ. NO. 18-163

SURVEYORS CERTIFICATE

THE PLAT SHOWN HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

DATE: MAY 26, 2020

BRYAN TECHNICAL SERVICES, INC.

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