

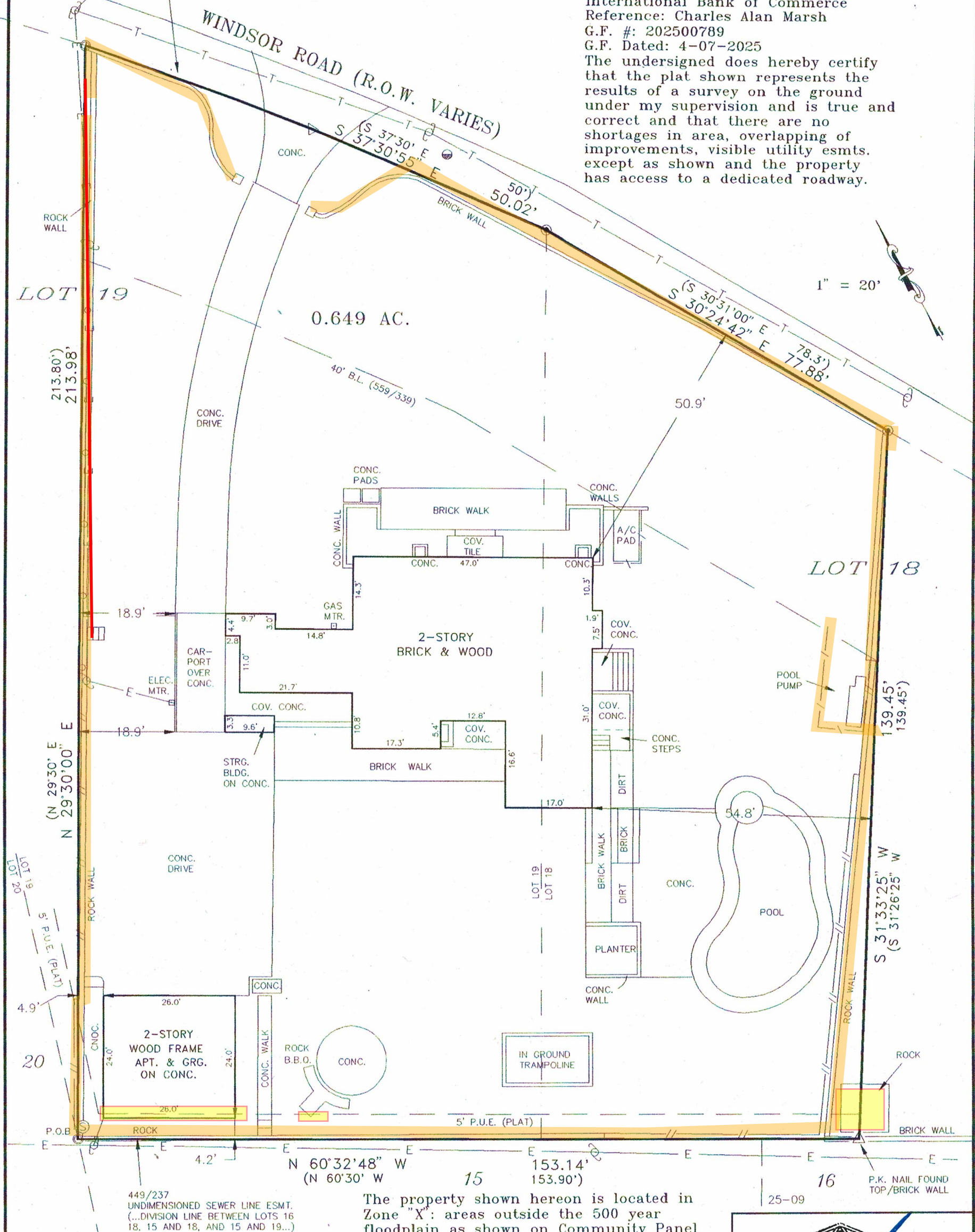
S 40°53'58" E
C = 47.46'
 Δ = 03°14'18"
R = 839.84'
L = 47.47'
(S 41°01'02" E
C = 47.46').

SURVEY OF 0.649 ACRES BEING A
PORTION OF LOT 18 AND A PORTION
OF LOT 19, "SUNSET HILL ENFIELD" A
SUBDIVISION RECORDED IN VOL. 3, PG.
164, PLAT RECORDS OF TRAVIS COUNTY,
TEXAS, ALSO BEING THE SAME TRACT
RECORDED TO BRORBY IN VOL. 11210,
PG. 1298, DEED RECORDS OF TRAVIS
COUNTY, TEXAS.

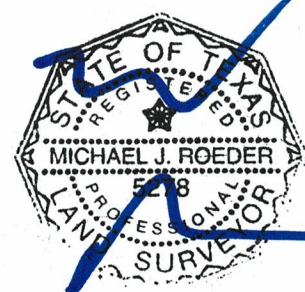
NOTES:

- 1) SUBJECT TO RESTRICTIONS RECORDED IN VOL. 559, PG. 339, DEED RECORDS, TRAVIS COUNTY, TEXAS.
- 2) 5' ESMT. ON EITHER SIDE OF THE DIVIDING LINE OF LOT 18 & 19 PER PLAT IS RELEASED IN VOL. 11253, PG. 988, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

Certify: Title Resources Guaranty Company,
Heritage Title Company of Austin, Inc.,
International Bank of Commerce
Reference: Charles Alan Marsh
G.F. #: 202500789
G.F. Dated: 4-07-2025
The undersigned does hereby certify
that the plat shown represents the
results of a survey on the ground
under my supervision and is true and
correct and that there are no
shortages in area, overlapping of
improvements, visible utility esmts.
except as shown and the property
has access to a dedicated roadway.



The property shown hereon is located in Zone "X": areas outside the 500 year floodplain as shown on Community Panel Number 480624 0445 H of the FLOOD INSURANCE RATE MAP prepared for the City of Austin by the Federal Insurance Administration Department, H.U.D.
Effective Date: 1-22-20



COMMITMENT ADDRESSED: 4-09-25
DATE: 4-04-25

ROEDER LL
SURVEYING

FIRM #10094400
3705 VINELAND DRIVE
AUSTIN, TEXAS
PHONE (512) 478-7673

LEGEND

- 1/2" IRON PIN FOUND
- 1/2" IRON PIPE FOUND
- △ NAIL FOUND
- ⊙ POWER POLE
- ⊖ WATER METER
- Ⓢ SANITARY SEWER MANHOLE
- IRON FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- OVERHEAD TELEPHONE LINES
- OVERHEAD ELECTRIC LINES
- () RECORD INFORMATION

APPROVED

By Chris Hammon at 7:56 am, Apr 11, 2025