

2408 WINDSOR ROAD

S 40°53'58" E  
C = 47.46'  
△ = 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.

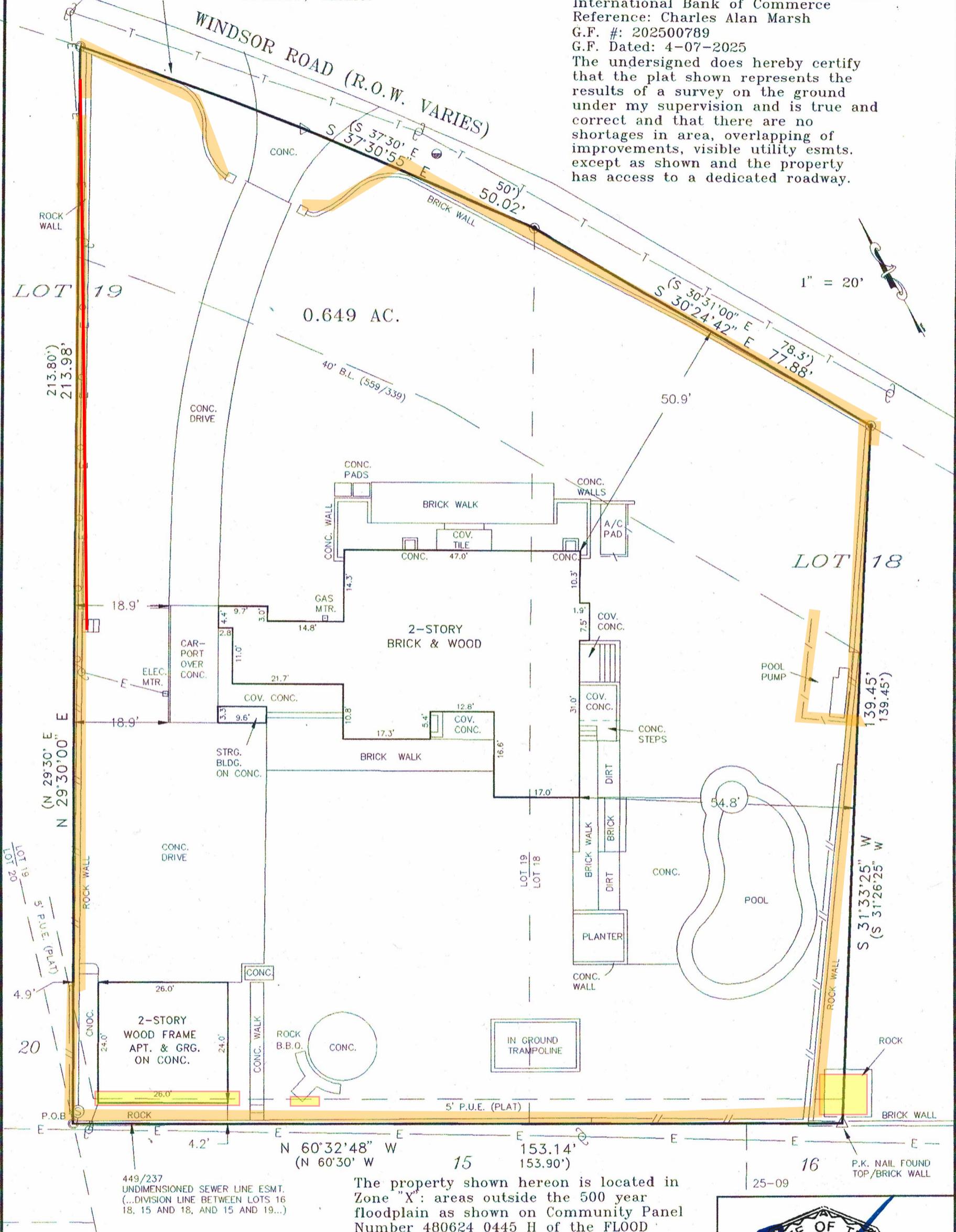
Certify: Title Resources Guaranty Company, Heritage Title Company of Austin, Inc., International Bank of Commerce

Reference: Charles Alan Marsh

G.F. #: 202500789

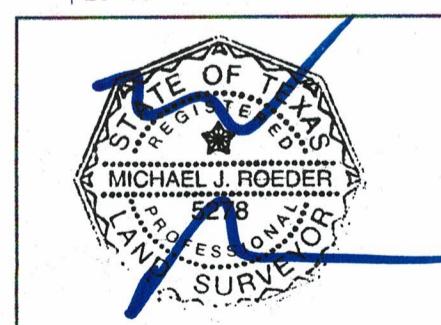
G.F. Dated: 4-07-2025

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

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



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

ROEDER  
LLC  
SURVEYING

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

APPROVED

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