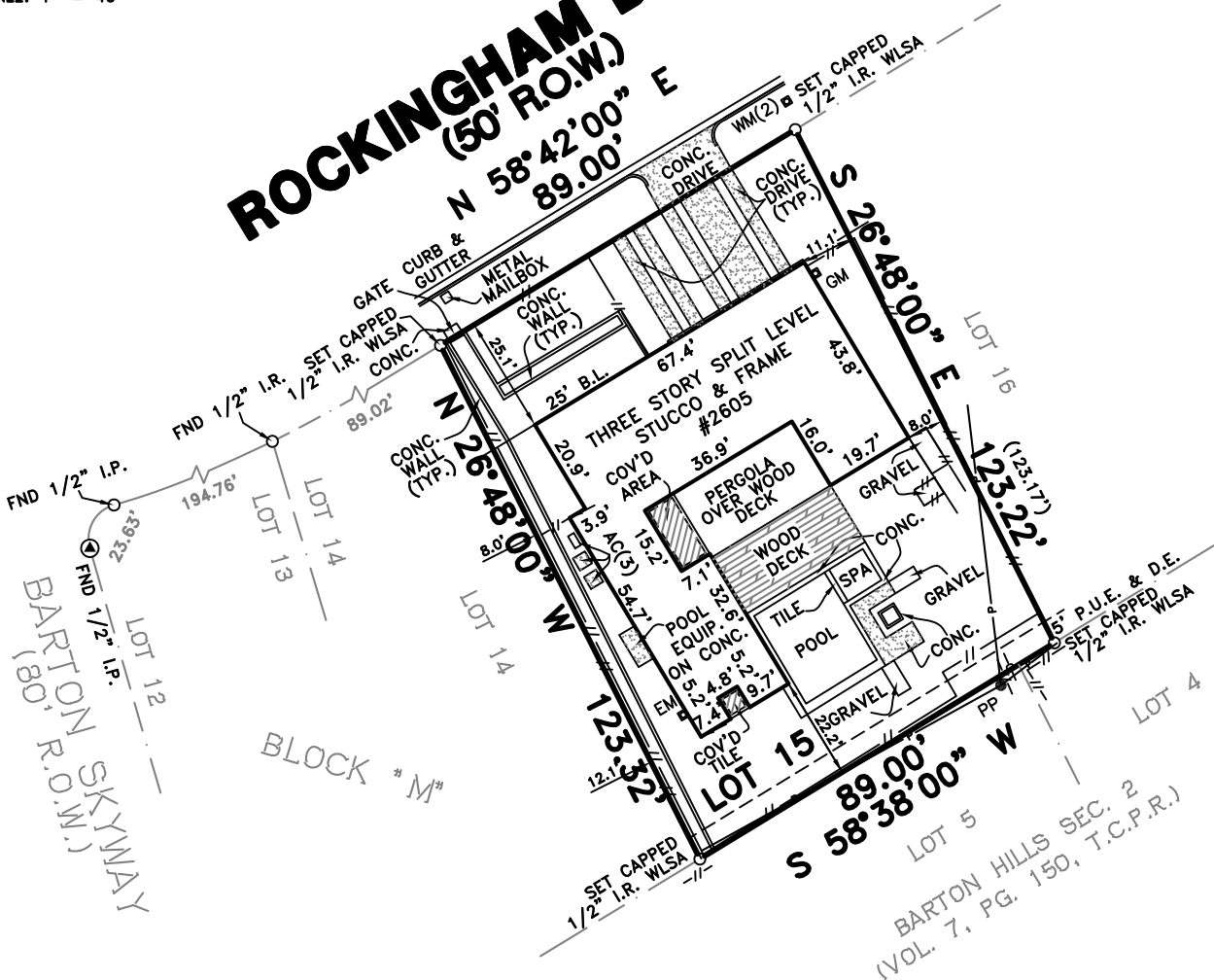


SCALE: 1" = 40'

ROCKINGHAM DRIVE (50' ROW.)



LEGEND

- GM - GAS METER
- EM - ELECTRIC METER
- WM - WATER METER
- WV - WATER VALVE
- PP - POWER POLE
- P - OVERHEAD POWER LINE
- // - WOOD FENCE
- o- - CHAINLINK FENCE
- B.L. - BUILDING LINE
- D.E. - DRAINAGE EASEMENT
- P.U.E. - PUBLIC UTILITY EASEMENT
- () - RECORD INFORMATION
- ▲ - CONTROL MONUMENT

NOTES:

- SUBJECT TO RESTRICTIVE COVENANTS BY VOL. 8, PG. 116, T.C.P.R.
- SUBJECT TO AN ELECTRIC UTILITY EASEMENT (BLANKET-IN-NATURE) BY DOC. NO. 2023123616, T.C.O.P.R., DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY PER FIELD INSPECTION AT TIME OF SURVEY, EXCEPT AS SHOWN.
- SUBJECT TO ALL APPLICABLE CITY AND/OR COUNTY DEVELOPMENT CODES AND ORDINANCES.

ALL BEARINGS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED. ALL EASEMENTS AND BUILDING LINES ARE BASED ON THE RECORDED PLAT, UNLESS OTHERWISE NOTED. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY HAS BEEN COMPILED IN ACCORDANCE WITH INFORMATION CONTAINED IN THE TITLE COMMITMENT REFERENCED IN GF NO. 2512176-WLK

SURVEY OF
LOT 15, BLOCK "M", BARTON HILLS, SECTION 3, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 8, PAGE 116, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

THIS TRACT IS LOCATED WITHIN FLOOD ZONE "X(UNSHADED)" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480624 0445 K, REVISED JANUARY 22, 2020. FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

PURCHASER	-	LENDER CO.	-
ADDRESS	2605 ROCKINGHAM DRIVE	TITLE CO.	INDEPENDENCE TITLE


Windrose Land Services - Austin
4120 Commercial Center Dr.
Suite 300
Austin, Texas 78744
TEL. (512) 326-2100 FAX (512) 326-2770



I do hereby certify that this survey was this day made on the ground and that this plat correctly represents the property legally described hereon (or on attached sheet). That the facts found at the time of this survey show the improvements and that there are no encroachments apparent on the ground, except as shown. Surveyor for Windrose Land Services - Austin.

05/30/25

FIRM REGISTRATION NO. 10110400

FIELD WORK	05/29/25	CW	DRAFTED BY	05/30/25	GW	CHECKED BY	05/30/25	RW
REVISION	-	-	-	-	-	MAPSCO PAGE	JOB NO.	
REVISION	-	-	-	-	-	614 E	38104	