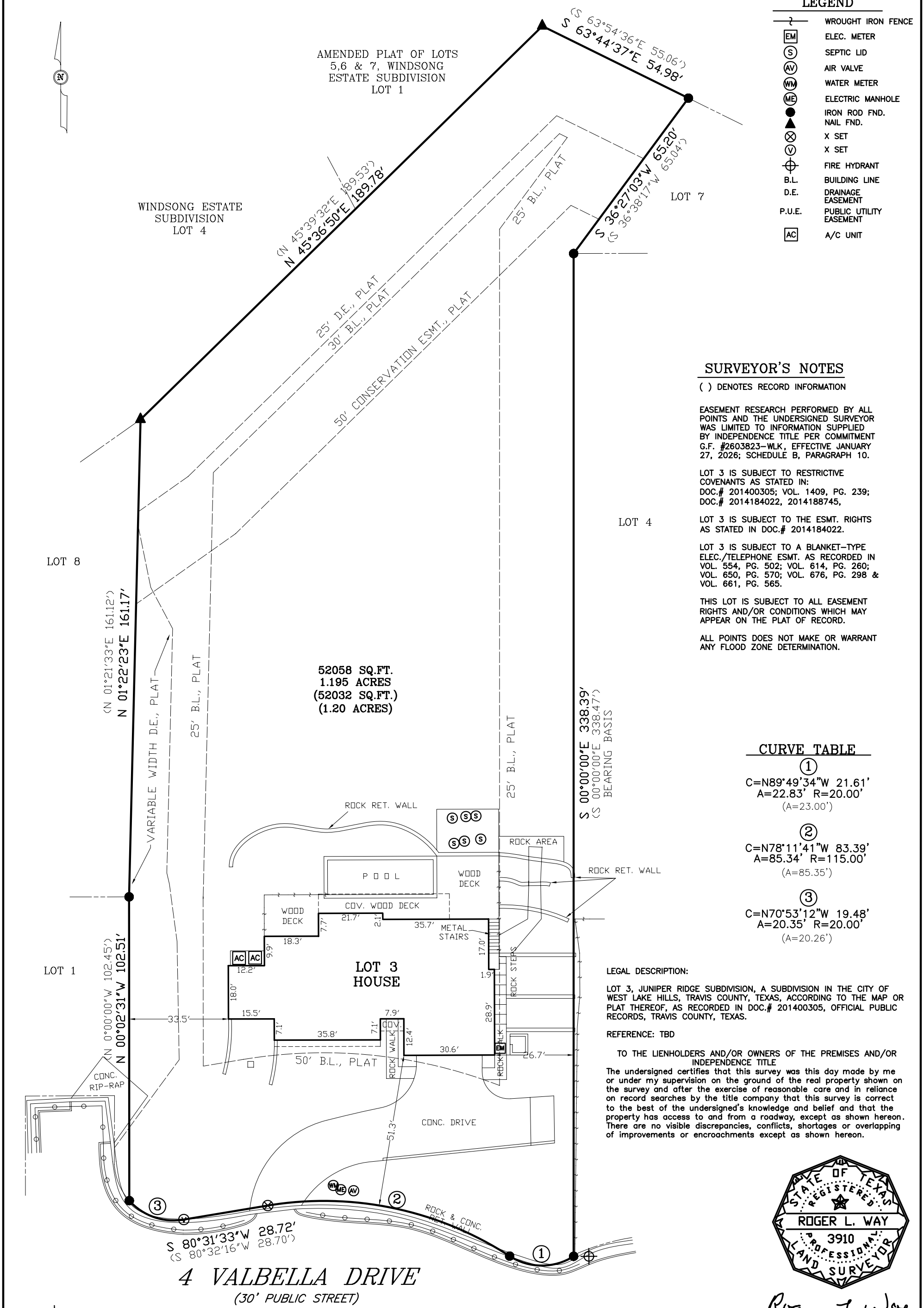
SCALE: 1"=30'



LEGEND

	WROUGHT IRON FENCE
EM	ELEC. METER
S	SEPTIC LID
AV	AIR VALVE
WM	WATER METER
ME	ELECTRIC MANHOLE
●	IRON ROD FND.
▲	NAIL FND.
⊗	X SET
V	X SET
	FIRE HYDRANT
B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
AC	A/C UNIT

SURVEYOR'S NOTES

( ) DENOTES RECORD INFORMATION

EASEMENT RESEARCH PERFORMED BY ALL POINTS AND THE UNDERSIGNED SURVEYOR WAS LIMITED TO INFORMATION SUPPLIED BY INDEPENDENCE TITLE PER COMMITMENT G.F. #2603823-WLK, EFFECTIVE JANUARY 27, 2026; SCHEDULE B, PARAGRAPH 10.

LOT 3 IS SUBJECT TO RESTRICTIVE COVENANTS AS STATED IN:
DOC.# 201400305; VOL. 1409, PG. 239;
DOC.# 2014184022, 2014188745,

LOT 3 IS SUBJECT TO THE ESMT. RIGHTS AS STATED IN DOC.# 2014184022.

LOT 3 IS SUBJECT TO A BLANKET-TYPE ELEC./TELEPHONE ESMT. AS RECORDED IN VOL. 554, PG. 502; VOL. 614, PG. 260; VOL. 650, PG. 570; VOL. 676, PG. 298 & VOL. 661, PG. 565.

THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

CURVE TABLE

1	C=N89°49'34"W 21.61' A=22.83' R=20.00' (A=23.00')
2	C=N78°11'41"W 83.39' A=85.34' R=115.00' (A=85.35')
3	C=N70°53'12"W 19.48' A=20.35' R=20.00' (A=20.26')

LEGAL DESCRIPTION:

LOT 3, JUNIPER RIDGE SUBDIVISION, A SUBDIVISION IN THE CITY OF WEST LAKE HILLS, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN DOC.# 201400305, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

REFERENCE: TBD

TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR INDEPENDENCE TITLE

The undersigned certifies that this survey was this day made by me or under my supervision on the ground of the real property shown on the survey and after the exercise of reasonable care and in reliance on record searches by the title company that this survey is correct to the best of the undersigned's knowledge and belief and that the property has access to and from a roadway, except as shown hereon. There are no visible discrepancies, conflicts, shortages or overlapping of improvements or encroachments except as shown hereon.

STATE OF TEXAS
REGISTERED
ROGER L. WAY
3910
PROFESSIONAL
LAND SURVEYOR

Roger L Way

	By:	Date:
FIELD WORK	WW	02-26-26
DRAFTING	SCN	

SURVEY DATE: 02-26-26
Job No. 02B09626
SCALE: 1"=30'

ALL POINTS SURVEYING
1714 FORTVIEW ROAD - SUITE 200
AUSTIN TX. 78704
TELE.: (512) 440-0071 - FAX: (512) 440-0199
FIRM REGISTRATION # 10118900