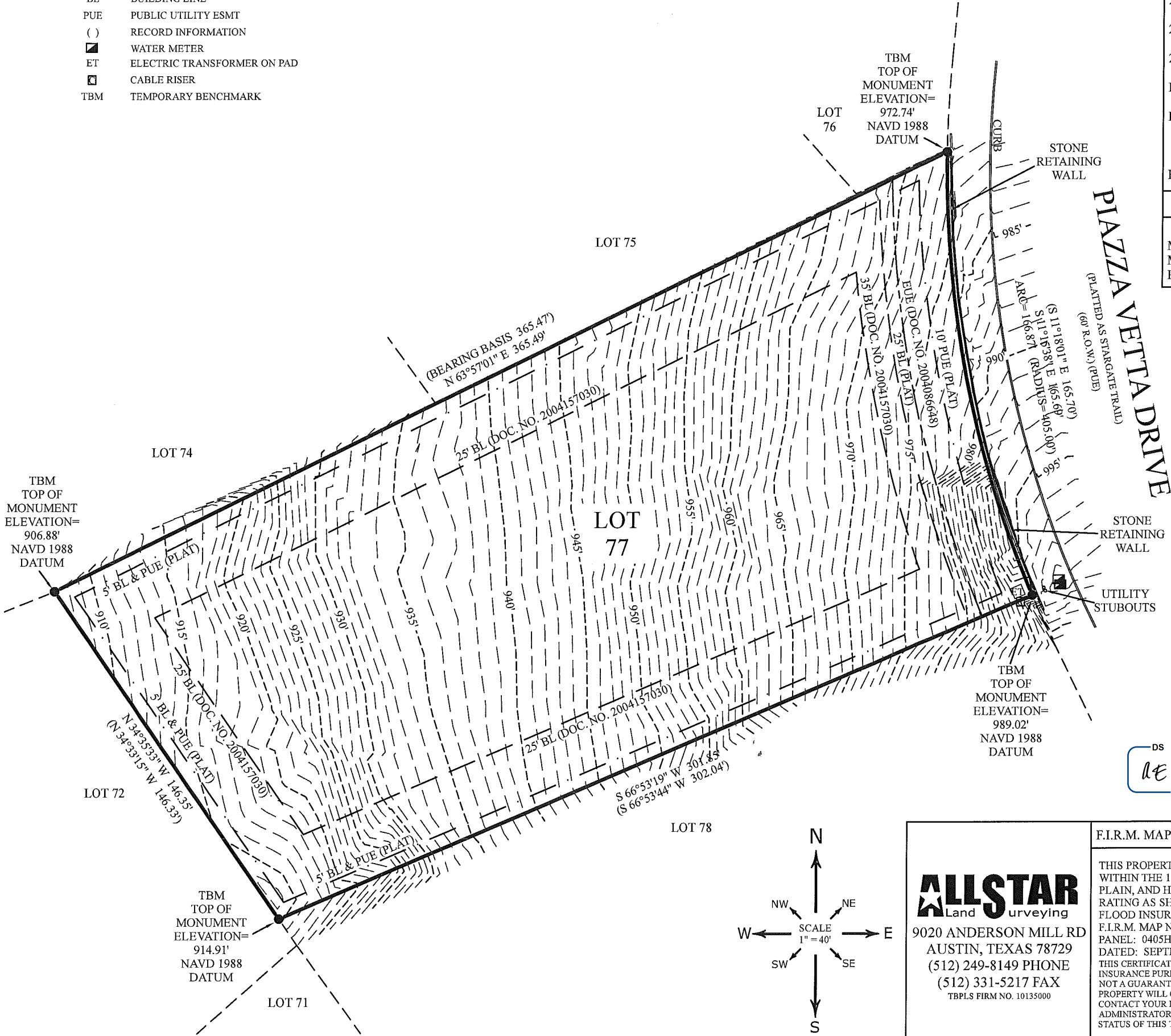


LEGEND

- 1/2" ROD FOUND
- BL BUILDING LINE
- PUE PUBLIC UTILITY ESMT
- () RECORD INFORMATION
- WATER METER
- ET ELECTRIC TRANSFORMER ON PAD
- CABLE RISER
- TBM TEMPORARY BENCHMARK



RESTRICTIONS

SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS IN VOLUME 812, PAGE 368, VOLUME 3769, PAGE 694, VOLUME 4713, PAGE 1388, DOCUMENT NUMBERS 200152618, AMENDED IN 2002070102, 2004148598, 2004157030, 2006080033, 2009147855, 2011072005, 2013221493, 2016011514, AND AS PER PLAT IN DOCUMENT NUMBER 200100103.
SUBJECT TO BUILDING SETBACK LINES IN DOCUMENT NUMBERS 2002070102, RESTATED IN 2004148598, 2004157030.
SUBJECT TO BUILDING SETBACK LINES AND EASEMENTS IN DOCUMENT NUMBER 200100103.
SUBJECT TO ELECTRIC UTILITY EASEMENT GRANTED TO THE CITY OF AUSTIN IN DOCUMENT NUMBER 2004086648.
ELECTRIC TRANSMISSION OR DISTRIBUTION LINE EASEMENT IN VOLUME 586, PAGE 321, DOES NOT AFFECT.
ELECTRIC AND TELEPHONE EASEMENT IN VOLUME 8714, PAGE 341, DOES NOT AFFECT.
WATER LINE EASEMENT IN VOLUME 4716, PAGE 827, DOES NOT AFFECT.
SUBJECT TO TERMS, CONDITIONS, PROVISIONS, EASEMENTS, RESTRICTIONS, RESERVATIONS AND OTHER MATTERS IN DOCUMENT NUMBER 2001052619.

LEGAL DESCRIPTION

LOT 77, BELLA MONTAGNA ESTATES (COMMONLY KNOWN AS), RECORDED AS ROUND MOUNTAIN ESTATES 2, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NUMBER 200100103, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:

CAREFREE TITLE

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO BOUNDARY LINE CONFLICTS, ENCROACHMENTS OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND CERTIFIES ONLY TO THE LEGAL DESCRIPTION AND EASEMENTS SHOWN ON THE REFERENCED TITLE COMMITMENT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48453C0405H PANEL: 0405H
DATED: SEPTEMBER 26, 2008
THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

ADDRESS

MAJAD AHMAD
104 PIAZZA VETTA DRIVE
LAKEWAY, TRAVIS COUNTY, TEXAS

SURVEY DATE:	MAY 26, 2016	FIELD BY:	REX NOWLIN	05/24/2016
TITLE CO.:	CAREFREE TITLE	CALC. BY:	EDWARD RUMSEY	05/25/2016
G.F. NO.:	AUS-16838	DRAWN BY:	SEAN SUTTON	05/26/2016
JOB NO.:	A0506716	RPLS CHECK:	EDWARD RUMSEY	05/26/2016



9020 ANDERSON MILL RD
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(512) 249-8149 PHONE
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TBPLS FIRM NO. 10135000

