



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 OR 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.

HARVEY B. WORCHEL, TRUSTEE
14722 HORNSBY HILL ROAD
AUSTIN, TRAVIS COUNTY, TEXAS

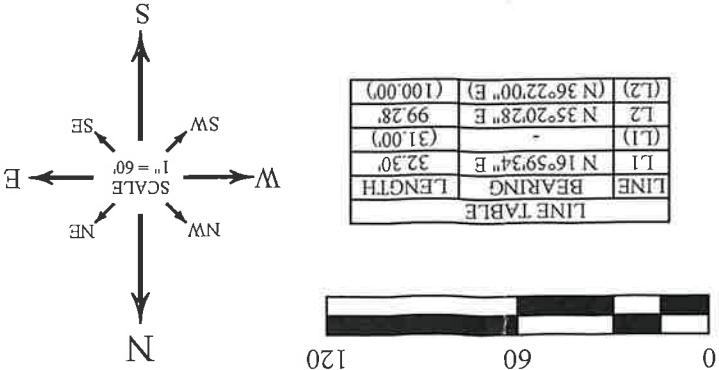
SURVEY DATE:	JANUARY 29, 2020
FILED BY:	REX NOWLIN
CALC. BY:	CHRIS ZOTTER
DRAWN BY:	SEAN SUTTON
UPDATE BY:	-
JOB NO.:	A0107020
G.F. NO.:	629485
TITLE CO.:	STEWART TITLE

F.L.R.M. MAP INFORMATION	THIS PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "AE" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48453C02201 PANEL: 02201 DATED: 01/22/2020 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.
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ALLSTAR
Land
urveying

9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TBPLS FIRM NO. 10135000

- LEGEND
- 1/2" ROD FOUND
 - CALCULATED POINT
 - 1/2" IRON PIPE FOUND
 - METAL FENCE
 - CHAIN LINK FENCE
 - () RECORD INFORMATION
 - UTILITY POLE
 - DOWN GUY
 - OVERHEAD UTILITY LINE(S)
 - ON INSIDE OF SUBJECT BOUNDARY
 - OFF OUTSIDE OF SUBJECT BOUNDARY
 - E/T/E ELECTRIC/TELEPHONE ESMT



NOTICE
BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY THE OWNER SHOULD CHECK THE LOCAL GOVERNING AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER BUILDING REQUIREMENTS.
BEARING BASIS:
COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203)
NAD83 HARN HORIZONTAL CONTROL.

RESTRICTIONS	SUBJECT TO RESTRICTIONS IN VOLUME 896, PAGE 496. SUBJECT TO OVERFLOW EASEMENT GRANTED TO LOWER COLORADO RIVER AUTHORITY IN VOLUME 586, PAGE 393, VOLUME 654, PAGE 254. SUBJECT TO PERPETUAL PRIVATE EASEMENT IN VOLUME 586, PAGE 539. SUBJECT TO ELECTRIC/TELEPHONE EASEMENT GRANTED TO CITY OF AUSTIN IN VOLUME 1849, PAGE 309.
LEGAL DESCRIPTION	ALL OF LOT 1, BLOCK G, OF BEB'S RANCH, SUBDIVISION NO. 1, INCLUDING BOTH THAT PORTION OF SAID LOT LYING ABOVE THE 715 FOOT CONTOUR LINE AS ESTABLISHED BY THE LOWER COLORADO RIVER AND THAT PORTION OF SAID LOT LYING BETWEEN SAID 715 CONTOUR LINE AND THE CENTER OF BIG HOLLOW AS ESTABLISHED BY SURVEYS MADE FOR THE LOWER COLORADO RIVER AUTHORITY, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 4, PAGE 343, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.