

GF NO. 2519084-CPK INDEPENDENCE TITLE
ADDRESS: 4509 PORT BARI DRIVE
LEANDER, TEXAS 78641
BORROWER:

LOT 13, BLOCK A TRAVISSO, PHASE 3 SECTIONS 1 & 3

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
IN DOCUMENT NO. 201800337, OFFICIAL PUBLIC
RECORDS, TRAVIS COUNTY, TEXAS

NOTE: ELECTRIC AND/OR TELEPHONE EASEMENT GRANTED
TO PEDERNALES ELECTRIC COOPERATIVE, INC. RECORDED
IN VOL. 4669, PG. 1390.

NOTE: ELECTRIC AND/OR TELEPHONE TRANSMISSION OR
DISTRIBUTION LINE OR SYSTEM GRANTED TO PEDERNALES
ELECTRIC COOPERATIVE, INC. RECORDED IN VOL. 12062,
PG. 1270.

NOTE: UTILITY (BLANKET) EASEMENT GRANTED TO
PEDERNALES ELECTRIC COOPERATIVE, INC. RECORDED IN
DOC. NOS. 2014090540, 2014129650 AND 2020007100.

NOTE: SAMPLE SANITARY CONTROL EASEMENT RECORDED
IN VOL. 12348, PG. 1525.

NOTE: ACCESS EASEMENT AND MAINTENANCE AGREEMENT
RECORDED IN DOC. NO. 1999133116.

NOTE: PRIVATE ACCESS EASEMENT AGREEMENT RECORDED
IN DOC. NO. 1999133116.



THIS PROPERTY DOES NOT LIE WITHIN THE
100 YEAR FLOOD PLAIN AS PER FIRM
PANEL NO. 48453C 0095 J
MAP REVISION: 01/22/2020
ZONE X
BASED ONLY ON VISUAL EXAMINATION OF MAPS.
INACCURACIES OF FEMA MAPS PREVENT EXACT
DETERMINATION WITHOUT DETAILED FIELD STUDY.

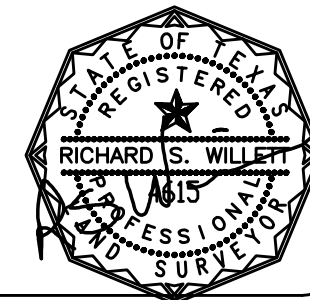
A SUBSURFACE INVESTIGATION
WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
RECORD BEARING: DOC. NO. 201800337, T.C.O.P.R.

DRAWN BY: IN

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
ON THE GROUND, THAT THIS PLAT CORRECTLY
REPRESENTS THE FACTS FOUND AT THE
TIME OF SURVEY AND THAT THERE ARE NO
ENCROACHMENTS APPARENT ON THE GROUND,
EXCEPT AS SHOWN HEREON. THIS SURVEY IS
CERTIFIED FOR THIS TRANSACTION ONLY AND
ABSTRACTING PROVIDED IN THE ABOVE
REFERENCED TITLE COMMITMENT WAS RELIED
UPON IN PREPARATION OF THIS SURVEY.

RICHARD S. WILLETT
PROFESSIONAL LAND SURVEYOR
NO. 4615
JOB NO. SA2025-01690
JUNE 6, 2025



JILL HANSEN
512-493-3401



PRECISION
surveyors

1-800-LANDSURVEY
www.precisionsurveyors.com
281-496-1586 FAX 281-496-1867 210-829-4941 FAX 210-829-1555
950 THREADNEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079 1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217
FIRM NO. 10063700