

SURVEY MAP OF 2.759 ACRES OF OUT OF LOT 6, RESUBDIVISION OF LOTS 6, 7, & 8, OF CANYON OAKS, AS RECORDED IN BOOK 98, PAGE 212, PLAT RECORDS OF TRAVIS COUNTY, TEXAS

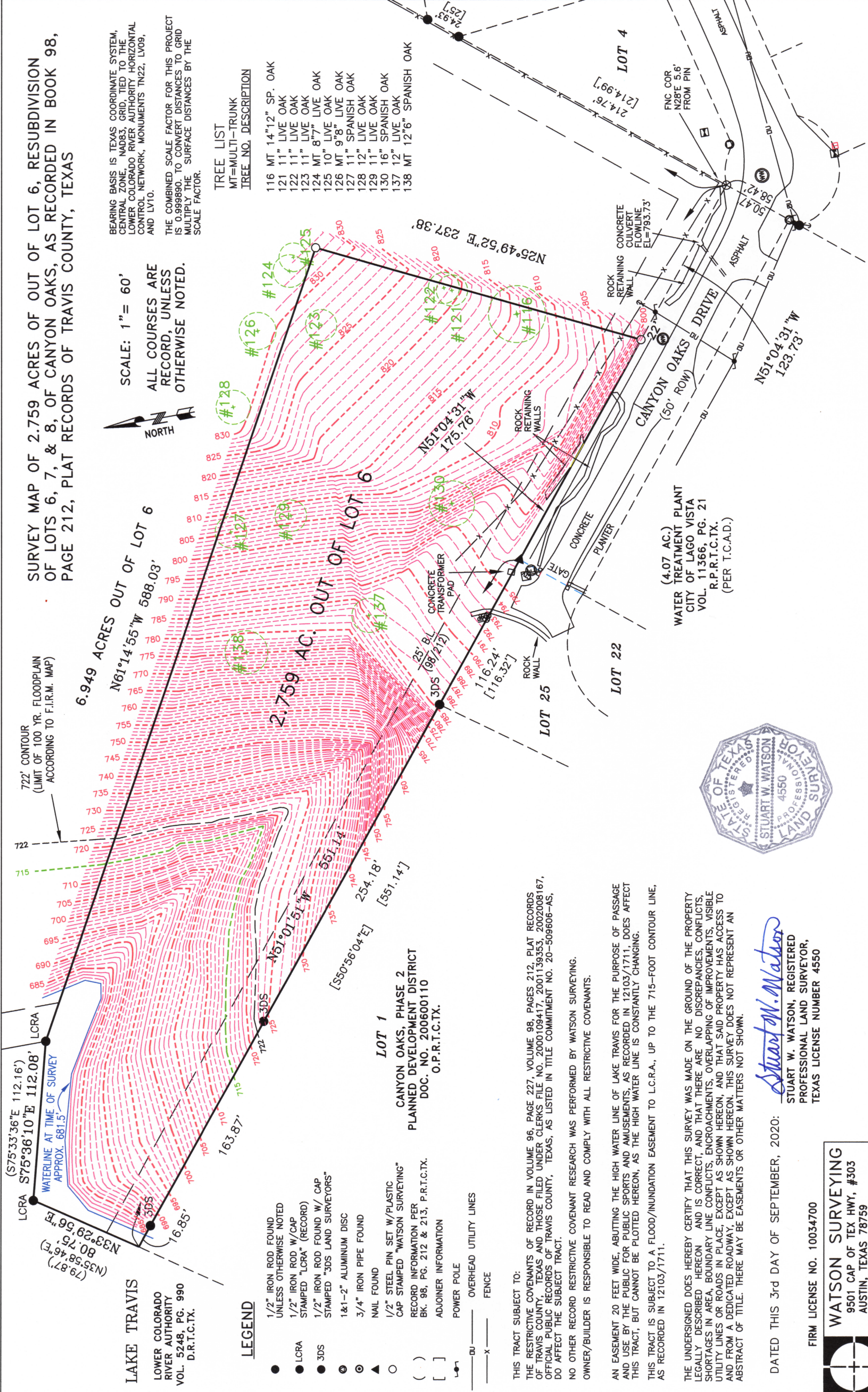
BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID, TIED TO THE LOWER COLORADO RIVER AUTHORITY HORIZONTAL CONTROL NETWORK, MONUMENTS TN22, LV09, AND LV10.

THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999890. TO CONVERT DISTANCES TO GRID MULTIPLY THE SURFACE DISTANCES BY THE SCALE FACTOR.

TREE LIST	
TREE NO.	DESCRIPTION
116	MT 14"12" SP. OAK
121	11" LIVE OAK
122	11" LIVE OAK
123	11" LIVE OAK
124	MT 8"7" LIVE OAK
125	10" LIVE OAK
126	MT 9"8" LIVE OAK
127	11" SPANISH OAK
128	12" LIVE OAK
129	11" LIVE OAK
130	16" SPANISH OAK
137	12" LIVE OAK
138	MT 12"6" SPANISH OAK

SCALE: 1" = 60'

ALL COURSES ARE RECORD, UNLESS OTHERWISE NOTED.



LEGEND

- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- LCRA
- 3DS
- 1&1-2" ALUMINUM DISC
- 3/4" IRON PIPE FOUND
- NAIL FOUND
- 1/2" STEEL PIN SET W/PLASTIC CAP STAMPED "WATSON SURVEYING"
- RECORD INFORMATION PER BK. 98, PG. 212 & 213, P.R.T.C.TX.
- ADJOINER INFORMATION
- POWER POLE
- OVERHEAD UTILITY LINES
- FENCE

THIS TRACT SUBJECT TO:

THE RESTRICTIVE COVENANTS OF RECORD IN VOLUME 96, PAGE 227, VOLUME 98, PAGES 212, PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND THOSE FILED UNDER CLERKS FILE NO. 2000109417, 2001139353, 2002008167, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AS LISTED IN TITLE COMMITMENT NO. 20-509606-AS, DO AFFECT THE SUBJECT TRACT.

NO OTHER RECORD RESTRICTIVE COVENANT RESEARCH WAS PERFORMED BY WATSON SURVEYING. OWNER/BUILDER IS RESPONSIBLE TO READ AND COMPLY WITH ALL RESTRICTIVE COVENANTS.

AN EASEMENT 20 FEET WIDE, ABUTTING THE HIGH WATER LINE OF LAKE TRAVIS FOR THE PURPOSE OF PASSAGE AND USE BY THE PUBLIC FOR PUBLIC SPORTS AND AMUSEMENTS, AS RECORDED IN 12103/1711, DOES AFFECT THIS TRACT, BUT CANNOT BE PLOTTED HEREON, AS THE HIGH WATER LINE IS CONSTANTLY CHANGING.

THIS TRACT IS SUBJECT TO A FLOOD/INUNDATION EASEMENT TO L.C.R.A., UP TO THE 715-FOOT CONTOUR LINE, AS RECORDED IN 12103/1711.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON. THIS SURVEY DOES NOT REPRESENT AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN.

DATED THIS 3rd DAY OF SEPTEMBER, 2020:

Stuart W. Watson

STUART W. WATSON, REGISTERED
PROFESSIONAL LAND SURVEYOR,
TEXAS LICENSE NUMBER 4550

FIRM LICENSE NO. 10034700

WATSON SURVEYING

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