I, THE UNDERSIGNED, HAVE, THIS DAY, MADE A CAREFUL AND ACCURATE SURVEY OF THE PROPERTY LOCATED AT: 3601 TORO CANYON ROAD, AUSTIN, TEXAS, BEING DESCRIBED AS FOLLOWS: LOT 1, BLOCK "B", AMENDED PLAT OF LOT 1, BLOCK B, GARDENS OF WESTLAKE SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 94, PAGE(S) 102-103, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

REFERENCE: GF NO. 00011036
OWNERS: GARY JAMES REISSIG AND KATIE REISSIG, HUSBAND AND WIFE
LENDER: BANK OF AMERICA, N.A.
TITLE COMPANY: HERITAGE TITLE COMPANY OF AUSTIN, INC.
UNDERWRITER: TITLE RESOURCES GUARANTY COMPANY

LOT 2
GARY LOGSON SUBD.
BK.78 PG.182

(S60°38'00"E 208.36')
S60°36'06"E 208.36'

(S67°40'57"E)
(11.45')
11.38'
S68°03'43"E

LOT 4
EST. AT WESTLAKE
VOL.89 PG.57

(N29°54'16"E)
(1.47') 1.54'
N32°13'55"E

(S60°13'36"E)
(11.19') 11.19'
S59°28'21"E

CENTER OF COL. TO PROP.LINE 2.0'

1.3' ROCK WALL (TYP)

20' B.L., V.8033 P.98

CENTER OF COL. TO PROP.LINE 3.8'

CENTER OF COL. TO PROP.LINE 3.5'

N06°56'51"W (N06°59'13"W 369.63')

P.L.C. PLAT NORTH

TORO CANYON ROAD (70' R.O.W.)

R=524.34' (N08°13'04"E C=274.96') (N08°10'06"E C=274.96') (A=278.21')

1.3' WALL (TYP)

ROCK/CONC. WALK/STEPS

BRICK DRIVE

BRICK DRIVE

ROCK & CONC.

ROCK/CONC. WALK

ROCK & CONC.

15'FLR. 2ND FLR. COVROCK

2-STORY MASONRY AND STONE HOUSE 18.0'

15'FLR. COVROCK 2ND FLR. HOUSE

COV. ROCK

ROCK/CONC.

POOL

DIRT

ROCK/CONC.

ROCK/CONC.

ROCK/CONC.

POOL PUMP AREA

1.8' FROM EDGE OF WALK TO PROP.LINE

C.M.

ROCK/MORTARED WALK

1' ROCK/MORTARED FENCE

2.0' ROCK/MORTARED FENCE

1.0' ROCK/MORTARED FENCE

1.0' ROCK/MORTARED FENCE

CONC. DRIVE ADJ. BEARING

BASIS

359.35' (359.31')

S30°01'56"W (S30°01'56"W)

LOT 1
WHITETHORN SUBDIVISION
BK.87 PG.45A

LOT 1
BLK. B
1.03 AC. MEASURED

30' B.L., V.8033 P.98 (25' B.L.)

20' B.L., V.8033 P.98

N19°58'12"W C=34.80'
(N20°18'04"W C=34.53')
L=38.50' (38.11')
R=25.00'

2.0' ROCK/MORTARED PILLAR

WATER MANHOLE

CAPPED "RHS 1729"

WATER MANHOLE

WHITETHORN COURT
(60' R.O.W.)

N64°22'10"W 42.21'
(N63°58'22"W 42.02')

SCALE: 1" = 30'

LEGEND

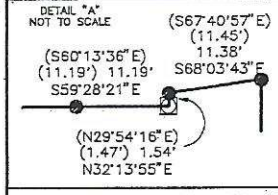
- ● 1/2" REBAR FOUND CAPPED-AS NOTED
- △ PREVIOUSLY SET NAIL ON LINE
- ⊡ CALCULATED POINT
- —#— WOOD FENCE
- —oo— CHAINLINK FENCE
- —X— WIRE FENCE
- —+— WROUGHT IRON FENCE
- ⊕ FIRE HYDRANT
- C.M. CONTROL MONUMENT
- ( ) RECORD CALL, V.94 P.102

NOTES:
1.) SUBJECT TO RESTRICTIONS: V.90 PGS.291-292 AND V.94 PGS.102-103 (PLAT REC.) & V.8033 P.98 (REAL PROP. REC.).

FLOOD NOTE:
I HAVE EXAMINED THE F.E.M.A.'S FLOOD INSURANCE RATE MAP FOR TRAVIS COUNTY, TEXAS COMMUNITY No. 481026; EFFECTIVE DATE 05-16-82; AND THAT MAP INDICATED THAT THIS PROPERTY IS WITHIN ZONE X (DETERMINED TO BE OUTSIDE A DESIGNATED 100-YEAR FLOOD PLAIN AREA) AS SHOWN ON PANEL No. 200E OF SAID MAP.

WARNING: IF THIS SITE IS NOT WITHIN ZONE AE (AN IDENTIFIED 100-YEAR FLOOD PLAIN AREA), THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

DETAIL "A"
NOT TO SCALE



THE UNDERSIGNED DOES HEREBY CERTIFY TO TITLE COMPANY, UNDERWRITER, LENDER AND OWNERS ABOVE-NAMED THAT THIS SURVEY WAS THIS DAY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS ACCURATE, AND THAT THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY EASEMENTS OR ROADWAYS, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON. THIS PLAT IS NOT VALID UNLESS ACCOMPANIED BY AN ORIGINAL SEAL.

RALPH HARRIS SURVEYOR, INC. 1406 HETHER, AUSTIN, TEXAS 78704 - (512) 444-1781

JAMES M. GRANT R.P.L.S. NO. 1919 02-27-02/B.L'S ADDED 03-13-02
INVOICE NO.:40319 WORK ORDER NO.:36899

G:\GEO\0302\38898.DWG - P. HANSEN

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