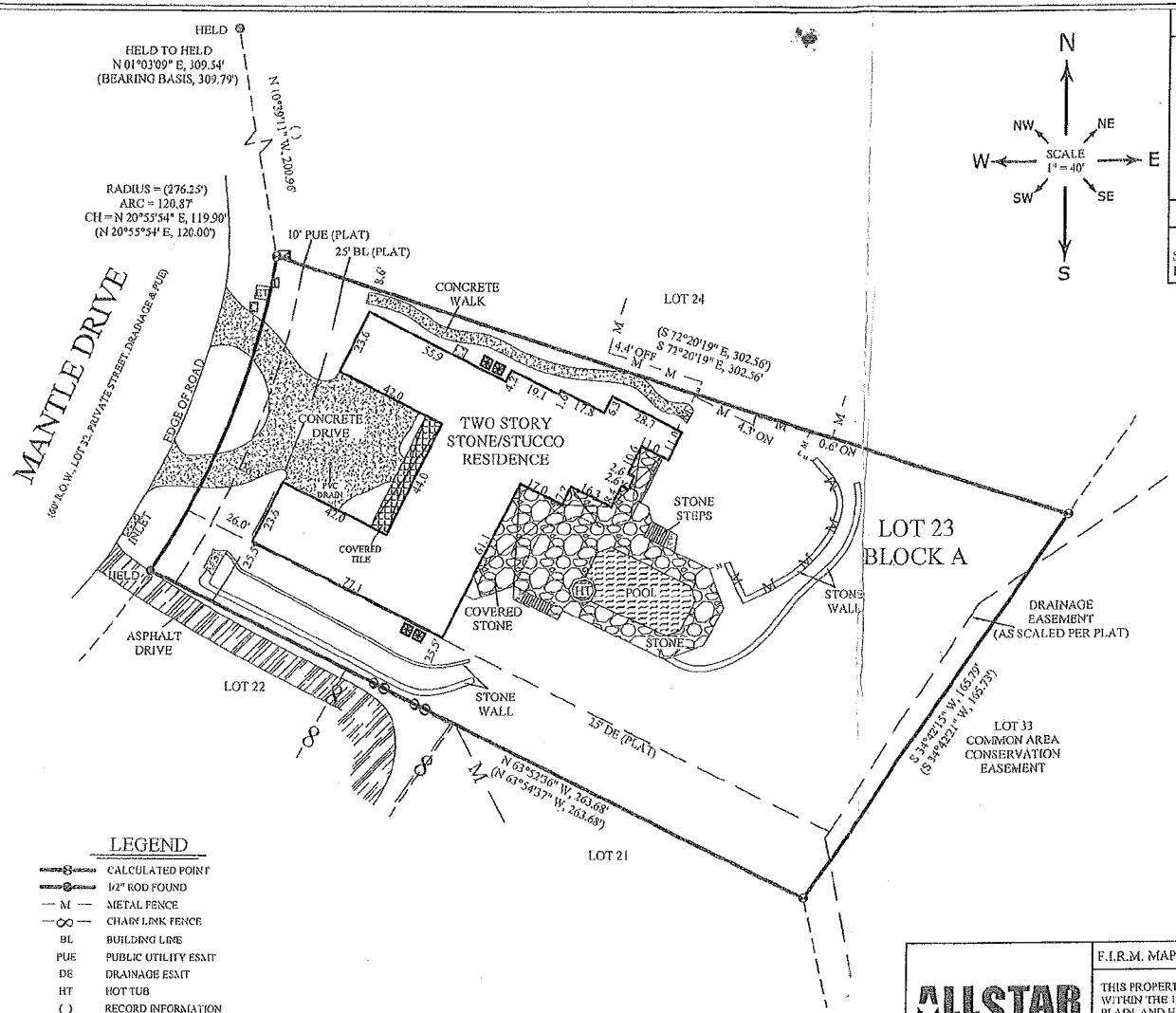

N
NW NE
W SCALE 1" = 40' E
SW SE
S

RESTRICTIONS

RESTRICTIONS:
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE, EASEMENTS AND/OR BOUNDARY LINE AGREEMENTS, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. ONLY THOSE SETBACK LINES, EASEMENTS, BOUNDARY LINES AND INTERESTS WHICH ARE REPRESENTED ON THE PARENT SUBDIVISION PLAT, WHICH IS REFERENCED HEREON, ARE PLOTTED ON THIS SURVEY, NO DOCUMENTS OTHER THAN THOSE CITED ON THIS SURVEY HAVE BEEN EXAMINED.

LEGAL DESCRIPTION

LOT 23, BLOCK A, WESTVIEW ON LAKE AUSTIN PHASE "B" P.U.D. SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 99, PAGES 98-100, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

STATE OF TEXAS REGISTERED EDWARD RUMSEY 5729 PROFESSIONAL LAND SURVEYOR

TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON CERTIFIED ONLY TO BUILDING LINES AND EASEMENTS AS PER PLAT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

LEGEND

	CALCULATED POINT
	1/2" ROD FOUND
— M —	METAL FENCE
—∞—	CHAIN LINK FENCE
BL	BUILDING LINE
PUE	PUBLIC UTILITY ESMT
DE	DRAINAGE ESMT
HT	HOT TUB
( )	RECORD INFORMATION
	WATER METER
ET	ELECTRIC TRANSFORMER ON PAD
	CABLE RISER
	TELEPHONE RISER
	AIR CONDITIONER
ON	INSIDE OF SUBJECT BOUNDARY
OFF	OUTSIDE OF SUBJECT BOUNDARY

ALLSTAR Land Surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
WWW.ALLSTARLANDSURVEYING.COM

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. 48453C0435H PANEL: 0435H DATED: 9-26-2008
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

THOMAS C. STEVENSON and
JULIANNE STEVENSON
4604 MANTLE DRIVE
AUSTIN, TRAVIS COUNTY, TEXAS

SURVEY DATE:	APRIL 16, 2013	FIELDED BY:	EAKON HORTON	04/15/2013
TITLE CO.:	-	CALC. BY:	EDWARD RUMSEY	04/16/2013
G.F. NO.:	-	DRAWN BY:	DAMIAN SMITH	04/16/2013
JOB NO.:	A0406913	RPLS CHECK:	EDWARD RUMSEY	04/16/2013