



0.244 ACRE
5601 CAPRICE DR.
AUSTIN, TEXAS 78731

SECTION 4
 BLOCK F
 LOT 12



WESLEY C. HUNTER
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 6268

I, Wesley C. Hunter, a Registered Professional Land Surveyor in the State of Texas, License Number 6268, do hereby certify this plat to represent a survey made on the ground in the Month of December, 2025 under my direction and supervision, and the corner monuments shown hereon were found in compliance with the minimum requirements of a Category 1A, Condition II Land Title Survey and in accordance with the rules and regulations of the State of Texas.

○ = PROPERTY CORNER

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, CENTRAL ZONE.
- THE SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT G. F. NO. 255227-CSAF ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ISSUED NOVEMBER 18, 2025, EFFECTIVE NOVEMBER 5, 2025.
- PROPERTY IS SUBJECT TO THE RESTRICTIONS RECORDED IN VOLUME 1488, PAGE 484, DEED RECORDS, TRAVIS COUNTY, TEXAS.
- PROPERTY IS SUBJECT TO A 25' BUILDING SETBACK LINE ALONG FRONT PROPERTY LINE, A 15' BUILDING SETBACK LINE ALONG STREET SIDE PROPERTY LINES, A 7.5' BUILDING SETBACK LINE ALONG SIDE PROPERTY LINES, AND A 10' PUBLIC UTILITY EASEMENT ALONG REAR PROPERTY LINE, AS RECORDED IN VOLUME 7, PAGE 10, PLAT RECORDS, AND VOLUME 1488, PAGE 484, DEED RECORDS, TRAVIS COUNTY, TEXAS.
- ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR TRAVIS COUNTY, TEXAS, MAP NUMBER 48453C0435K, EFFECTIVE JANUARY 22, 2020 SHOWS THIS TRACT TO BE IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BEING LOT 11, BLOCK F, SECTION THREE OF HIGHLAND PARK WEST, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 7, PAGE 10, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.			
DRAWN BY: WH	DATE: 12/11/2025	DWG. NO.	REV.
CHECKED BY: WH	DATE: 12/11/2025	HS-HPW-S3-BF-L11-001	0
SCALE: 1"=20'	APP.: 12/11/2025	GF#: 255227-CSAF	



HUNTER SURVEYING

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 FIRM # 10194098 REGULATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING