



KEVIN LYNCH AND
CLAIRE STRATY
DOC. NO. 2020235634
O.P.R.T.C.T.

WINETROUB
SUBDIVISION
VOL. 30, PG. 5
P.R.T.C.T.

75' BUILDING LINE
VOL. 380, PG. 630
D.R.T.C.T.

LEGEND:

—x—x—	BARB WIRE FENCE	ASPHALT =	[Pattern]
—o—o—	CHAINLINK FENCE	CONCRETE =	[Pattern]
—□—□—	WROUGHT IRON FENCE	GRAVEL =	[Pattern]
—//—//—	WOOD FENCE	TILE =	[Pattern]
—v—v—	VINYL FENCE	WOOD =	[Pattern]
—E—E—	ELECTRIC LINE	BRICK =	[Pattern]
GM	GAS METER	STONE =	[Pattern]
EM	ELECTRIC METER	(WOOD) RAILROAD TIE =	[Pattern]
IPF	IRON PIPE FOUND		
IRS	IRON ROD SET WITH "PREMIER" CAP		
IRF	IRON ROD FOUND		
CM	CONTROLLING MONUMENT		

NOTES:
BEARINGS ARE ASSUMED.

LEGAL DESCRIPTION:
BEING THE SOUTH 85 FEET OF LOT 7, BLOCK 4, OF WESTFIELD "A", A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 107, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GF. NO.	202601501
BORROWER	
TITLE CO.	HERITAGE TITLE
TECH	MSP/AV
FIELD	RC

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48453C0445 K, DATED JANUARY 22, 2020.

DATE: 05/15/2026 JOB NO.: 26-01258
FIELD: 05/15/2026

1311 KENT LANE, AUSTIN, TX 78703
THE SOUTH 85 FEET OF LOT 7, BLOCK 4, WESTFIELD "A"



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DATE: _____
ACCEPTED BY: _____

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