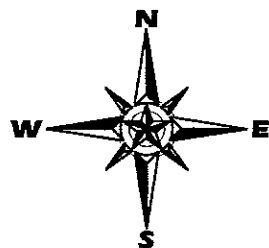
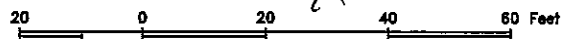


SURVEY OF LOT 2
WILDCAT #1
VOL. 30, PG. 23, T.C.P.R.
TRAVIS COUNTY, TEXAS



SCALE: 1" = 20' XNTS



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 31°21'00" E	24.85'

CURVE TABLE			
CURVE	RADIUS	DELTA	ARC
C1	118.01'	53°54'00"	111.02'

IMPERVIOUS COVERAGE TABLE

LOT AREA = 29,103 SQ. FT.		
HOUSE	1,804 SQ. FT.	6.2 %
CARPORT	805 SQ. FT.	2.1 %
COVERED WOOD DECK/BRIDGE	654 SQ. FT.	2.2 %
CONCRETE FLATWORK	1,215 SQ. FT.	4.2 %
ASPHALT	38 SQ. FT.	0.1 %
STONE WALLS/STEP	353 SQ. FT.	1.2 %
WOOD DECK/STEPS/LANDINGS @ 50%	221 SQ. FT.	0.8 %
TOTAL IMPERVIOUS COVERAGE	4,888 SQ. FT.	16.8 %

GENERAL NOTES

- 1) THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. 1811367KM OF PROMINENT TITLE, EFFECTIVE DATE OF MAY 28, 2018. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY.
- 2) ALL BEARINGS ARE BASED ON THE RECORDED PLAT, UNLESS OTHERWISE NOTED.
- 3) ALL EASEMENTS AND BUILDING LINES ARE BASED ON RECORDED PLAT, UNLESS OTHERWISE NOTED.
- 4) THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (UNSHADED) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 481030 0445 J, REVISED JANUARY 08, 2016. ZONE DETERMINATION WAS OBTAINED BY GRAPHIC PLOTTING FROM THE FEMA MAP. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
- 5) SUBJECT TO RESTRICTIVE COVENANTS BY VOL. 3028, PG. 1274, T.C.D.R. AND VOL. 30, PG. 23, T.C.D.R.
- 6) SUBJECT TO ALL APPLICABLE CITY AND/OR COUNTY DEVELOPMENT CODES AND ORDINANCES.

I, RONNIE WILLIS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREIN, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO EXISTING EASEMENTS OR INTERESTS ON THE GROUND, EXCEPT AS SHOWN. SURVEYOR FOR WINDROSE LAND SERVICES

STATE OF TEXAS
REGISTERED PROFESSIONAL LAND SURVEYOR
RONNIE WILLIS
5462
7/13/18

RONNIE WILLIS
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR
R.P.L.S. NO. 5462

PURCHASER: ANDREW SCOTT THREDE AND MICHELE THREDE
ADDRESS: 1517 WILDCAT HOLLOW, WESTLAKE HILLS, TX 78748
FIELD BY: 07/11/18 RF
DRAWN BY: 07/13/18 JC
CHECKED BY: 07/13/18 RW
LENDER: KOB NO. 35248
TITLE COMPANY: PROMINENT TITLE
SHEET 1 OF 1

Windrose Services - Austin

4128 Commercial Center Dr.
Suite 300
Austin, Texas 78744
FIRM REGISTRATION NO.: 10110400

Telephone: (512) 308-2100
Fax: (512) 308-2770
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REVISIONS	
DATE	REASON
07/16/18	TREE, TOPO & IMPERVIOUS COVERAGE

TREE TABLE

TAG NO.	DESCRIPTION
357	10", 10" OAK
358	10" OAK
359	6" ELM
360	6", 4" ELM
361	11", 9" OAK
362	6" ELM
363	9" OAK
364	9" ELM
365	4", 4", 6", 6" OAK
370	13", 9" OAK
372	13", 9" ELM
375	6" OAK

LEGEND

- SEPTIC LID
- ELECTRIC METER
- GUY ANCHOR
- POWER POLE
- SERVICE POLE
- OVERHEAD POWER LINE
- WATER METER
- WATER VALVE
- CORRUGATED METAL PIPE
- BUILDING LINE
- DRAINAGE EASEMENT
- PUBLIC UTILITY EASEMENT
- RECORD INFORMATION
- CONTROL MONUMENT
- MAG NAIL SET AS TEMPORARY BENCHMARK