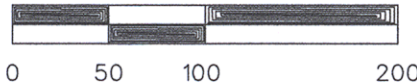
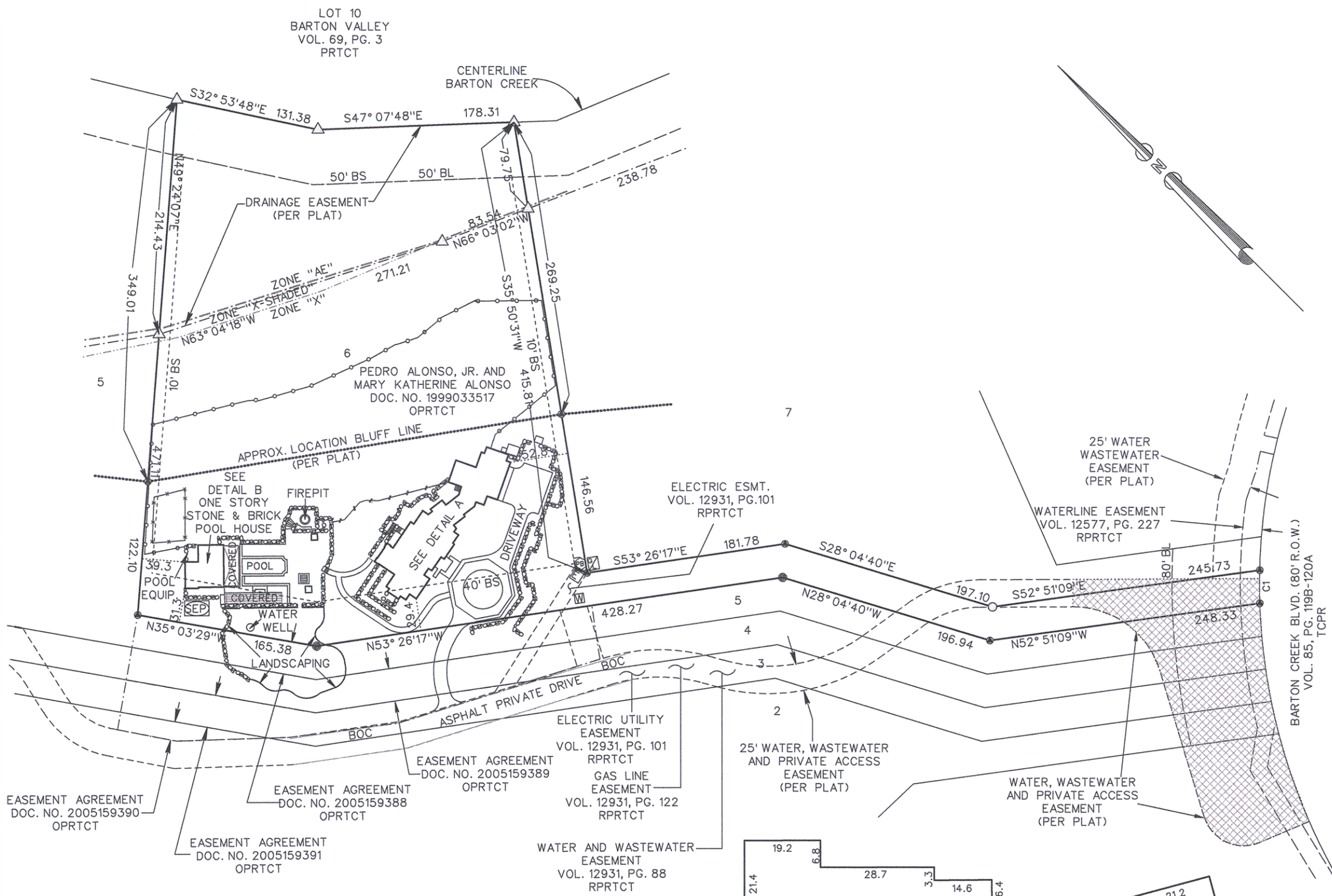


CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	30.27	03° 12' 42"	540.00	S44° 43' 35" W	30.26



- LEGEND**
- = 5/8" IRON ROD WITH PLASTIC CAP MARKED "RUST E&I RPLS 4532" FOUND
 - = 5/8" IRON ROD FOUND
 - = 5/8" IRON ROD WITH PLASTIC CAP MARKED "RL SURVEYING" SET
 - △ = CALCULATED POINT
 - ⊕ = ELECTRIC PULLBOX
 - ⊞ = ELECTRIC TRANSFORMER PAD
 - ⊞ = WATER METER
 - ⊞ = GASLINE MARKER
 - ⊞ = AREA INLET
 - ⊞ = SEPTIC TANK
 - = ROCK WALL
 - = WROUGHT IRON FENCE
 - = CHAIN LINK FENCE
 - = WOOD FENCE
 - BOC = BACK OF CURB
 - BL = BUILDING LINE (PER PLAT)
 - BS = BUILDING SETBACK (PER VOL. 12717, PG. 2028 RPRTCT)
 - PRCT = PLAT RECORDS TRAVIS COUNTY, TEXAS
 - RPRTCT = REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
 - OPRTCT = OFFICIAL PUYBLIC RECORDS TRAVIS COUNTY, TEXAS



LEGAL DESCRIPTION OF LAND:

LOT 6, BARTON CREEK NORTH RIM, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 98, PAGE(S) 261-264 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

RESTRICTIVE COVENANTS LISTED IN SCHEDULE B OF THE COMMITMENT FOR TITLE INSURANCE REFERENCED HEREON ARE RECORDED IN VOLUME 98, PAGES 261-264 OF THE PLAT RECORDS, VOLUME 11324, PAGE 707, VOLUME 11706, PAGE 726, VOLUME 12717, PAGE 2021, VOLUME 12717, PAGE 2055, VOLUME 12717, PAGE 2028, VOLUME 12881, PAGE 1132, VOLUME 12885, PAGE 1, VOLUME 12980, PAGE 2243 AND VOLUME 13118, PAGE 192 ALL OF THE REAL PROPERTY RECORDS AND DOCUMENT NOS. 1999152803, 2001008102, 2002034517, 2002044488, 2003223888, 2005183947, 2007132486, 2009185191, 2010162841, 2011164851, 2011165977, 2011181560, 2013088916, 2016072360 AND 2017065177 OF THE OFFICIAL PUBLIC RECORDS, ALL AS RECORDED IN TRAVIS COUNTY, TEXAS.

EASEMENTS LISTED IN SCHEDULE B OF HERITAGE TITLE COMPANY OF AUSTIN, INC.'S COMMITMENT FOR TITLE INSURANCE GF NO. 201800938 EFFECTIVE DATE: JANUARY 22, 2019, ISSUED: JANUARY 29, 2019 AFFECTING THIS LOT ARE SHOWN HEREON EXCEPT AS LISTED BELOW.

10e. EASEMENTS, RIGHTS OF ENTRY, GOLF COURSE BUFFER AND BUILDING SETBACK LINES IMPOSED IN VOLUME 12717, PAGE 2028 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (AFFECTS THIS LOT, NOT PLOTTABLE) (LOT IS NOT ADJACENT TO GOLF COURSE)

10f. TERMS, PROVISIONS AND CONDITIONS SET OUT IN THAT CERTAIN RESTRICTIVE COVENANT AND DRIVEWAY ACCESS EASEMENT DATED JANUARY 29, 1997, RECORDED IN VOLUME 12885, PAGE 1 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (AFFECTS THIS LOT, NOT PLOTTABLE)

10m. THE TERMS CONDITIONS AND STIPULATIONS SET OUT IN THAT CERTAIN VARIANCE DATED SEPTEMBER 8, 2004, RECORDED UNDER DOCUMENT NO. 2004178873 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (AFFECTS THIS LOT, ALLOWS HOUSE TO ENCROACH 11' INTO FRONT YARD SETBACK, AS SHOWN)

10r. SUBJECT TO ALL DEFINITIONS, EASEMENTS, COVENANTS, LIMITATIONS, CONDITIONS RIGHTS, PRIVILEGES, OBLIGATIONS, LIABILITIES, AND ALL OTHER TERMS AND PROVISIONS OF THAT CERTAIN MASTER DELARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN VOLUME 11324, PAGE 707 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND AMENDMENTS THERETO. (AFFECTS THIS LOT, NOT PLOTTABLE)

10+. SUBJECT TO ALL DEFINITIONS, EASEMENTS, COVENANTS, LIMITATIONS, CONDITIONS, RIGHTS, PRIVILEGES, OBLIGATIONS, LIABILITIES, AND ALL OTHER TERMS AND PROVISIONS OF THAT CERTAIN RESTRICTIVE COVENANT, RECORDED IN VOLUME 12717, PAGE 2055 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (AFFECTS THIS LOT, NOT PLOTTABLE)

10v. SUBJECT TO ALL DEFINITIONS, EASEMENTS, COVENANTS, LIMITATIONS, CONDITIONS, RIGHTS, PRIVILEGES, OBLIGATIONS, LIABILITIES, AND ALL OTHER TERMS AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AREA DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BARTON CREEK NORTH RIM, RECORDED IN VOLUME 12717, PAGE 2028 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (AFFECTS THIS LOT, BUILDING SETBACKS, AS SHOWN)

NOTES:

1. THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE FINAL PLAT OF BARTON CREEK NORTH RIM, RECORDED IN VOLUME 98, PAGES 261-264 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

2. ONLY THOSE OBSERVABLE ABOVE GROUND IMPROVEMENTS THAT WERE EVIDENT FROM A VISUAL INSPECTION OF THE PROPERTY AT THE TIME OF THE SURVEY ARE SHOWN HEREON.

3. THE ADDRESS OF THE SUBJECT PROPERTY IS:
1702 BARTON CREEK BLVD.
AUSTIN, TEXAS 78739

4. ACCORDING TO BARTON CREEK NORTH RIM PLAT RECORDED IN VOLUME 98, PAGES 261-264 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, "THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT".

NOTE:

RESTRICTIONS RECORDED IN VOLUME 12717, PAGE 2028 RPRTCT IN ADDITION TO THE REQUIREMENTS IMPOSED BY THE PLAT, (I) NO BUILDING OR OTHER IMPROVEMENT (INCLUDING ALL FENCES) SHALL BE LOCATED NEARER THAN FORTY FEET (40') FROM THE FRONT LOT LINE; AND (II) NO BUILDING OR OTHER IMPROVEMENT (EXCEPT FENCES) SHALL BE LOCATED NEARER THAN TEN FEET (10') FROM ANY SIDE LOT LINE, FIFTY FEET (50') FROM ANY REAR LOT LINE, OR FIFTY FEET (50') FROM ANY MAJOR THOROUGHFARE OR COLLECTOR STREET WITHOUT THE EXPRESS PRIOR WRITTEN APPROVAL OF THE MASTER ARCHITECTURAL CONTROL COMMITTEE; PROVIDED, HOWEVER, THAT DEVELOPER SHALL BE ENTITLED TO DESIGNATE TWO LOTS WITH A FORTY FOOT (40') SETBACK FROM BARTON CREEK BOULEVARD. IN ADDITION TO THE INDIVIDUAL TEN FOOT (10') SIDE LOT LINE SETBACKS SET FORTH IN THE PRECEDING SENTENCE, THE TWO SIDE YARD SETBACKS FOR EACH LOT SHALL TOTAL NOT LESS THAN THIRTY FEET (30'); PROVIDED, HOWEVER, THAT NO MORE THAN TWENTY-FIVE PERCENT (25%) OF THE EXTERNAL PORTION OF A SINGLE FAMILY RESIDENCE LOCATED UPON ANY LOT MAY ENCROACH UPON THE SIDE LOT LINE SETBACK ATTRIBUTABLE TO SUCH LOT SO LONG AS THE ENCROACHMENT DOES NOT EXTEND WITHIN TEN FEET (10') OF THE SIDE LOT LINE. WITH RESPECT TO ANY LOT ABUTTING THE BARTON CREEK GOLF COURSE, NO BUILDING OR OTHER IMPROVEMENT (INCLUDING FENCES) SHALL BE LOCATED NEARER THAN EIGHTY FEET (80') FROM THE REAR LOT LINE.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN THE FOLLOWING ZONES AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP AND PANEL NO. 48453C0440H FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS MAP REVISED SEPTEMBER 26, 2008.

ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (500-YEAR FLOOD)

ZONE X SHADED - AREAS OF 0.2% ANNUAL CHANCE FLOOD (500-YEAR FLOOD)

ZONE AE - SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD) WITH BASE FLOOD ELEVATIONS DETERMINED

THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE ABOVE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. THIS 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 MANMADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

I, CLIFTON SEWARD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO OLD REPUBLIC NATIONAL TITLE COMPANY, HERITAGE TITLE COMPANY OF AUSTIN INC., PEDRO ALONSO, JR. AND MARY KATHERINE ALONSO AND ROB SCHANEN AND SHANNA SCHANEN THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON, THAT THIS PLAT REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THAT SAID PROPERTY HAS VEHICULAR ACCESS TO AND FROM A DEDICATED ROADWAY BY A 25' ACCESS EASEMENT.

Clifton Seward 02/07/09
CLIFTON SEWARD, R.P.L.S. NO.4337
RAMSEY LAND SURVEYING
P.O. BOX 92768
AUSTIN, TEXAS 78709-2768
TEL: (512) 301-9398



Rev 02/14/19

1932/7/TITLE/NRL61S2019.DGN	FILENAME
DRAWING NO.	1932.02
SHEET NO.	1 OF 1
DATE	02-07-2019
CHECKED	CS
DRAWN BY	MCO

TITLE SURVEY LOT 6
BARTON CREEK NORTH RIM
VOLUME 98, PAGES 261-264
PLAT RECORDS
TRAVIS COUNTY, TEXAS



RAMSEY LAND SURVEYING
TBPLS FIRM LICENSE NO. 10033200
P.O. BOX 92768
AUSTIN, TEXAS 78709-2768
PHONE (512) 301-9398
cseward@rlsurveying.com

1	REVISED PER TITLE COMPANY COMMENTS.	MCO	CS	02-14-19	
NO	REVISIONS	DRN	CHK	DATE	