

PREPARED BY:

# EXACTA

TEXAS SURVEYORS, INC.

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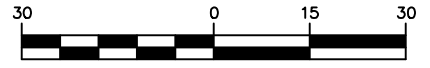
PROPERTY ADDRESS: 10218 LONGHORN SKYWAY, DRIPPING SPRINGS, TEXAS 78620

SURVEY NUMBER: 1812.2085

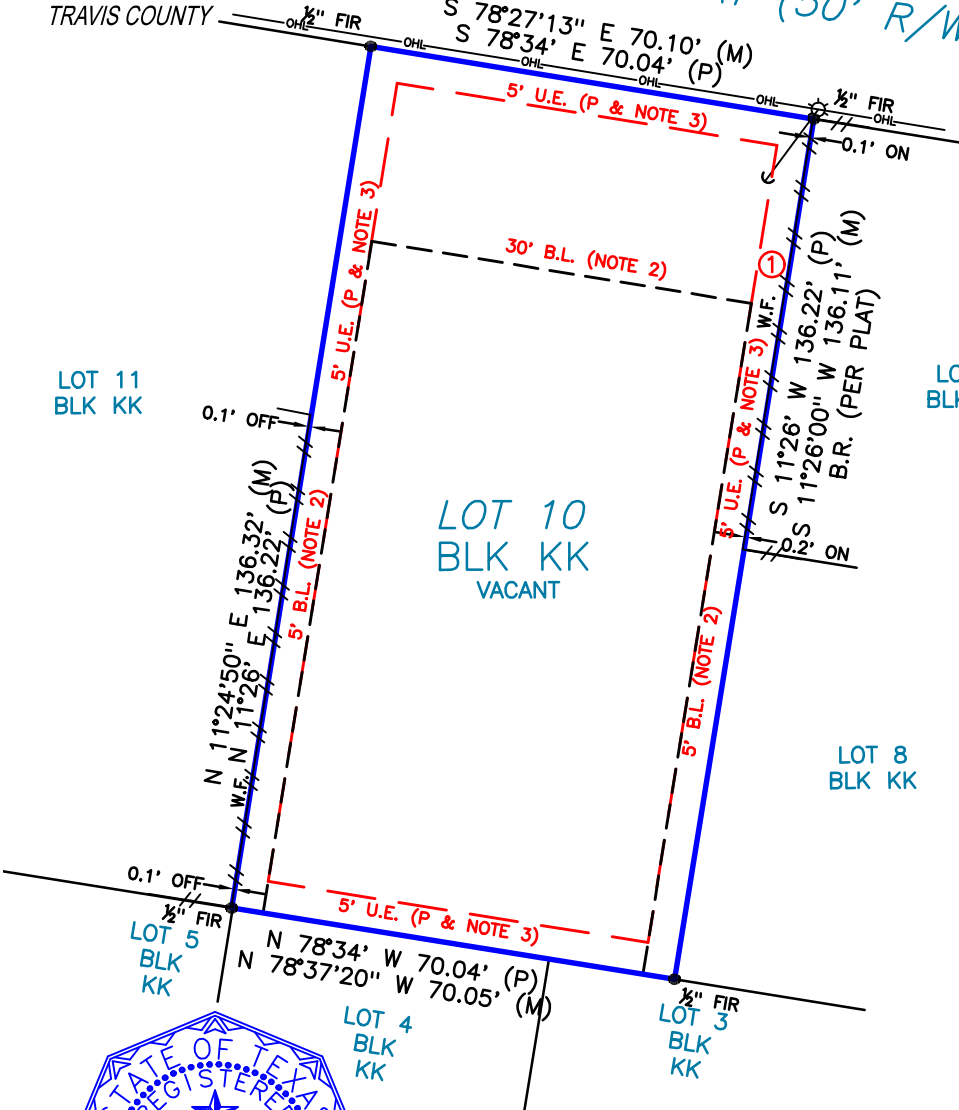
(REVO 1/3/2019)

18122085  
BOUNDARY SURVEY  
TRAVIS COUNTY

## LONGHORN SKYWAY (50' R/W)



GRAPHIC SCALE (In Feet)  
1 inch = 30' ft.



**SURVEYOR'S NOTES:**  
FENCE OWNERSHIP NOT DETERMINED.

- TITLE NOTES:**
- 1.) SUBJECT TO APPLICABLE RESTRICTIVE TERMS, CONDITIONS, STIPULATIONS AND COVENANTS RECORDED IN VOLUME 48, PG. 45, PLAT RECORDS; VOLUME 4648, PG. 824, DEED RECORDS; VOLUME 12307, PG. 1494, REAL PROPERTY RECORDS AND DOCUMENT NO. 2007163110, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
  - 2.) SUBJECT TO BUILDING SETBACK LINES RECORDED IN VOLUME 4648, PG. 824, DEED RECORDS, TRAVIS COUNTY, TEXAS. (AS SHOWN HEREON).
  - 3.) SUBJECT TO THOSE EASEMENTS RECORDED IN VOLUME 4648, PG. 824, DEED RECORDS, TRAVIS COUNTY, TEXAS. (AS SHOWN HEREON).
  - 4.) LOT IS NOT SUBJECT TO APPLICABLE RESTRICTIVE TERMS, CONDITIONS, STIPULATIONS AND COVENANTS RECORDED IN VOLUME 5050, PG. 919, DEED RECORDS, TRAVIS COUNTY, TEXAS.
  - 5.) LOT IS NOT SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN CERTIFICATION FOR AN ONSITE SEWAGE FACILITIES INSTALLATION AS RECORDED IN DOCUMENT NO. 2016133401, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.



*Derrick L. Mayfield*

I HEREBY CERTIFY THAT: THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON THE 21ST DAY OF DECEMBER, 2018; ALL EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THE PLAT AND SET FORTH WITHIN THE TITLE COMMITMENT ISSUED BY TITLE RESOURCES GUARANTY COMPANY, OF NO. 1849230-LKH, EFFECTIVE DECEMBER 14, 2018, ARE SHOWN OR NOTED HEREON; THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON; THE PROPERTY HAS ACCESS TO A DEDICATED RIGHT-OF-WAY PER PLAT.

Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

**FLOOD INFORMATION:**

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN TRAVIS COUNTY, COMMUNITY NUMBER 481026, DATED 09/26/08.

**POINTS OF INTEREST**

1. WOOD FENCE OVER 5' UTILITY EASEMENT

CLIENT NUMBER:

DATE: 01/03/19

BUYER: ACOSTA HOLDING COMPANY, INC.

SELLER: JAN DAWN HARMSSEN

CERTIFIED TO: ACOSTA HOLDING COMPANY, INC.; INDEPENDENCE TITLE; TITLE RESOURCES GUARANTY COMPANY

POWERED BY:



www.surveystars.com

**EXACTA** TEXAS SURVEYORS, INC.

512 East 11th Street, Austin, TX 78701  
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This is page 1 of 2 and is not valid without all pages.

Please Remit Payment To: 2132 E9th St | Suite 310, Cleveland, OH 44115

**LEGAL DESCRIPTION:**

LOT 10, BLOCK JJ, VALLEY LAKE HILLS, SECTION NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 48, PAGE 45, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

**JOB SPECIFIC SURVEYOR NOTES:**

THE BEARING REFERENCE OF SOUTH 78 DEGREES 34 MINUTES SECONDS EAST IS BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LONGHORN SKYWAY, LOCATED WITHIN VALLEY LAKE HILLS SUBDIVISION SECTION 1 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN VOL. 48, PAGE 45 OF THE MAP RECORDS OF TRAVIS COUNTY, TEXAS.

**GENERAL SURVEYOR NOTES:**

1. Firm Brach #10193993 is physically located at 512 East 11th St, Austin, TX 78701
2. The legal description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
3. Due to varying construction standards, house dimensions are approximate.
4. This survey is exclusively for the use of the parties to whom it is certified. It is not transferable to additional institutions or subsequent owners.
5. This property is subject to any and all recorded and unrecorded easements. Surveyor has made no investigation or independent search for easements, encumbrances, restrictive covenants, or ownership title evidence.
6. If there is a septic tank, well or drain field on this survey, the location of such items was shown to us by others and are not verified.
7. Any additions or deletions of this 2 page survey document is strictly prohibited. Use of this survey beyond the purpose of the transfer of title without written authorization of the signing surveyor is prohibited.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.FEMA.gov.
9. Dimensions are in feet and decimals thereof.
10. All pins marked as set are 5/8" or 1/2" diameter 18" long rebar with EXACTA cap.
11. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
12. The information contained on this survey has been performed exclusively and is the sole responsibility of Exacta Texas Surveyors, Inc. Additional logos or third party references are for informational purposes only.
13. Points of Interest (POI's) are selected above-ground improvements which may be in contact with boundary, building setbacks or easement lines as defined by the parameters of this survey. There may be additional POI's which are not shown, not called out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
15. House measurements should not be used for new construction or planning. Measurements must be verified prior to such activity.

**LEGEND:**

**LINETYPES: (UNLESS OTHERWISE NOTED)**

BOUNDARY LINE	IRON FENCE
STRUCTURE	OVERHEAD LINES
CENTERLINE	SURVEY TIE LINE
CHAIN-LINK or WIRE FENCE	WALL OR PARTY WALL
EASEMENT	WOOD FENCE
EDGE OF WATER	VINYL FENCE

**SURVEYOR'S LEGEND**

**SURFACE TYPES: (UNLESS OTHERWISE NOTED)**

ASPHALT	BRICK or TILE
CONCRETE	COVERED AREA
WATER	WOOD

**SYMBOLS: (UNLESS OTHERWISE NOTED)**

BENCH MARK	FIRE HYDRANT
CENTERLINE	FND OR SET MONUMENT
CENTRAL ANGLE or DELTA	GUYWIRE OR ANCHOR
COMMON OWNERSHIP	MANHOLE
CONTROL POINT	TREE
CONCRETE MONUMENT	UTILITY OR LIGHT POLE
CATCH BASIN	WELL
ELEVATION	

(C) CALCULATED	E.O.W. EDGE OF WATER	N.T.S. NOT TO SCALE	R.P. RADIUS POINT	A.E. ACCESS EASEMENT
(D) DEED	ELEV. ELEVATION	NAV88 NORTH AMERICAN VERTICAL	R/W RIGHT OF WAY	A.N.E. ANCHOR EASEMENT
(F) FIELD	EM ELECTRIC METER	DATUM OF 1988	RES. RESIDENCE	C.M.E. CANAL MAINTENANCE ESMT.
(M) MEASURED	ENCL. ENCLOSURE	NGVD29 NATIONAL GEODETIC	RGE. RANGE	C.U.E. COUNTY UTILITY ESMT.
(P) PLAT	ENT. ENTRANCE	VERTICAL DATUM OF 1929	S.B.L. SET BACK LINE	D.E. DRAINAGE EASEMENT
(R) RECORD	EUB. ELECTRIC UTILITY BOX	ON CONCRETE SLAB	S.C.L. SURVEY CLOSURE LINE	D.U.E. DRAINAGE AND UTILITY ESMT.
(S) SURVEY	F.F. FINISHED FLOOR	ON GROUND	S.T.L. SURVEY TIE LINE	ESMT. EASEMENT
A.S.B.L. ACCESSORY SETBACK LINE	F.O.P. EDGE OF PAVEMENT	O.R.B. OFFICIAL RECORD BOOK	S.W. SEAWALL	I.E./E.E. INGRESS/EGRESS ESMT.
A/C AIR CONDITIONING	F/DH FOUND DRILL HOLE	O.R.V. OFFICIAL RECORD VOLUME	S/GD SET GLUE DISC	IRR. IRRIGATION EASEMENT
B.C. BLOCK CORNER	FCM FND. CONCRETE MONUMENT	O/A OVERALL	S/W SIDEWALK	L.A.E. LIMITED ACCESS ESMT.
B.F.P. BACKFLOW PREVENTOR	FIP FOUND IRON PIPE	O/S OFFSET	SCR. SCREEN	L.B.E. LANDSCAPE BUFFER ESMT.
B.R. BEARING REFERENCE	FIPC FOUND IRON PIPE & CAP	OFF OUTSIDE OF SUBJECT PARCEL	SEC. SECTION	L.E. LANDSCAPE ESMT.
B.R.L. BUILDING RESTRICTION LINE	FIR FOUND IRON ROD	OH. OVERHANG	SEP. SEPTIC TANK	L.M.E. LAKE OR LANDSCAPE
B/W BAY/BOX WINDOW	FIRC FOUND IRON ROD & CAP	OHL OVERHEAD LINES	SEW. SEWER	MAINTENANCE EASEMENT
BLDG. BUILDING	FN FOUND NAIL	ON INSIDE OF SUBJECT PARCEL	SIRC SET IRON ROD & CAP	M.E. MAINTENANCE EASEMENT
BLK. BLOCK	FN&D FOUND NAIL AND DISC	P.B. PLAT BOOK	SN&D SET NAIL & DISC	P.U.E. PUBLIC UTILITY EASEMENT
BM BENCHMARK	FND. FOUND	P.C. POINT OF CURVATURE	SQ.FT. SQUARE FEET	R.O.E. ROOF OVERHANG ESMT.
BSMT. BASEMENT	FPM FOUND PARKER-KALON NAIL	P.C.C. POINT OF COMPOUND	STY. STORY	S.W.E. SIDEWALK EASEMENT
C CURVE	FPM&D FOUND PK NAIL & DISC	P.C.P. CURVATURE	SV SEWER VALVE	S.W.M.E. STORM WATER MANAGEMENT
C.B. CONCRETE BLOCK	FRSPK FOUND RAILROAD SPIKE	P.I. PERMANENT CONTROL POINT	T.O.B. TOP OF BANK	EASEMENT
C.L.F. CHAIN LINK FENCE	GAR. GARAGE	P.I. POINT OF INTERSECTION	TBM TEMPORARY BENCHMARK	T.U.E. TECHNOLOGICAL UTILITY ESMT.
C.O. CLEAN OUT	GM GAS METER	P.O.B. POINT OF BEGINNING	TEL. TELEPHONE FACILITIES	U.E. UTILITY EASEMENT
C.V.G. CONCRETE VALLEY GUTTER	ID. IDENTIFICATION	P.O.C. POINT OF COMMENCEMENT	TWP. TOWNSHIP	
C/L CENTER LINE	ILL. ILLEGIBLE	P.P. PINCHED PIPE	TX TRANSFORMER	
C/P COVERED PORCH	INST. INSTRUMENT	P.R.C. POINT OF REVERSE CURVATURE	TYP. TYPICAL	
C/S CONCRETE SLAB	INT. INTERSECTION	P.R.M. PERMANENT REFERENCE	U.R. UTILITY RISER	
CATV CABLE TV RISER	L LENGTH	MONUMENT	UG UNDERGROUND	
CH CHORD BEARING	LB# LICENSE # - BUSINESS	P.T. POINT OF TANGENCY	UR UTILITY RISER	
CHIM. CHIMNEY	LS# LICENSE # - SURVEYOR	P/E POOL EQUIPMENT	V.F. VINYL FENCE	
CONC. CONCRETE	M.B. MAP BOOK	PG. PAGE	W.F. WOODEN FENCE	
COR. CORNER	M.E.S. MITERED END SECTION	PLS. PROFESSIONAL LAND SURVEYOR	W/C WITNESS CORNER	
CS/W CONCRETE SIDEWALK	M.F. METAL FENCE	PLT. PLANTER	W/F WATER FILTER	
D.F. DRAIN FIELD	MES MITERED END SECTION	PSM PROFESSIONAL SURVEYOR AND MAPPER	WM WATER METER/VALVE BOX	
D.H. DRILL HOLE	MH MANHOLE	R RADIUS or RADIAL	WV WATER VALVE	
D/W DRIVEWAY	N.R. NON RADIAL			

**ELECTRONIC SIGNATURE:**

In order to "Electronically Sign" all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at <http://www.fileformat.info/tool/md5sum.htm>. To Electronically Sign any survey PDF: 1. Save the PDF onto your computer. 2. Use the online tool at <http://www.fileformat.info/tool/md5sum.htm> to browse for the saved PDF on your computer. 3. Select the Hash Method as SHA. 4. Click Submit. Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

**PRINTING INSTRUCTIONS:**

1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
2. Select a printer with legal sized paper.
3. Under "Print Range", click select the "All" toggle.
4. Under the "Page Handling" section, select the number of copies that you would like to print.
5. Under the "Page Scaling" selection drop down menu, select "None."
6. Uncheck the "Auto Rotate and Center" checkbox.
7. Check the "Choose Paper size by PDF" checkbox.
8. Click OK to print.

**TO PRINT IN BLACK + WHITE:**

1. In the main print screen, choose "Properties".
2. Choose "Quality" from the options.
3. Change from "Auto Color" or "Full Color" to "Gray Scale".

OFFER VALID ONLY FOR:  
ACOSTA HOLDING COMPANY, INC.