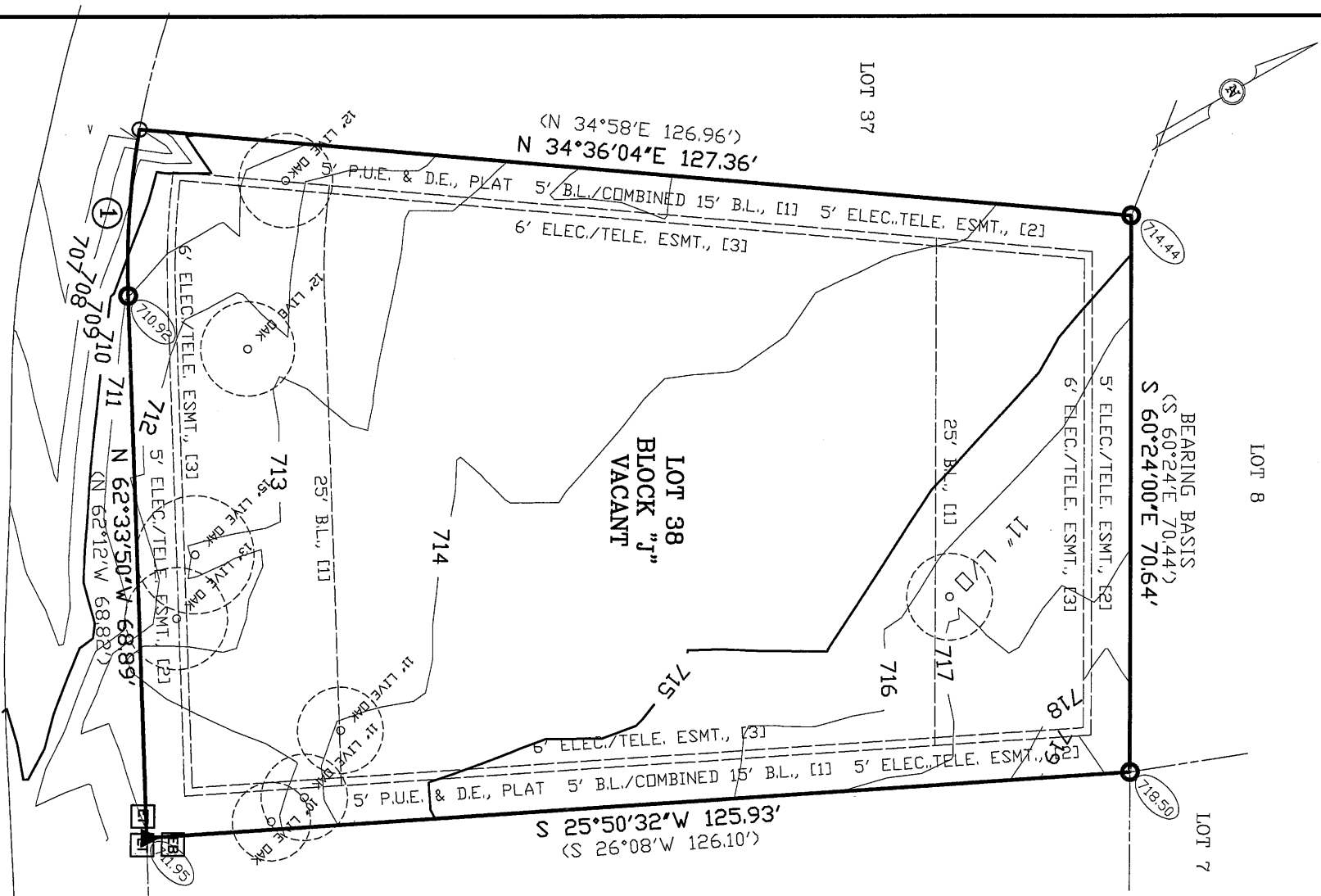


SCALE: 1"=20'



**21606 FALCON LANE**  
(50' R.O.W.)

**LEGEND**

- ELEC. TRANS.
- ELEC. BOX
- CALCULATED POINT
- NAIL FND.
- PIPE FND.
- BUILDING LINE
- DRAINAGE ESMT.
- PUBLIC UTILITY ESMT.

**SURVEYOR'S NOTES**

- ( ) DENOTES RECORD INFORMATION
  - [1] BUILDING LINE PER CITY OF LAGO VISTA CURRENT ZONING ORDINANCE.
  - [2] PER VOL. 3424, PG. 294.
  - [3] PER VOL. 3550, PG. 412.
- EASEMENT RESEARCH PERFORMED BY ALL POINTS AND THE UNDERSIGNED SURVEYOR WAS LIMITED TO INFORMATION SUPPLIED BY FIRST NATIONAL TITLE INSURANCE COMPANY PER COMMITMENT G.F. #20-472776-AM, EFFECTIVE FEBRUARY 24, 2020; SCHEDULE B, PARAGRAPH 10.
- LOT 38 IS SUBJECT TO RESTRICTIVE COVENANTS AS STATED IN: VOL. 356, PG. 2; VOL. 3358, PG. 1322; VOL. 3544, PG. 1421; VOL. 7616, PG. 302; DOC. # 2000006308, 2006077105, 2008179771, 2009138424, 2011186267, 2014072663, 2016010894, 2017070662 & 2018187325.
- LOT 38 IS SUBJECT TO THE ESMTS. RECORDED IN: VOL. 1169, PG. 89 & VOL. 2127, PG. 474.
- LOT 38 IS SUBJECT TO THE ELEC./TELEPHONE ESMTS. AS RECORDED IN VOL. 3424, PG. 294 & VOL. 3550, PG. 412.
- THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.
- ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

LOT No. 38 BLOCK "j" SUBDIVISION / ADDITION EMERALD BEND

SECTION ONE PHASE - Book - Page(s) 2 Cabinet - PLAT RECORDS

TRAVERS LAGO VISTA Volume 36 Document No. - Official Public Records of - County, Texas

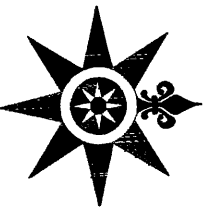
CITY LAGO VISTA Reference: KIRK PETERS

TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR FIRST NATIONAL TITLE INSURANCE COMPANY

The undersigned certifies that this survey was this day made by me or under my supervision on the ground of the real property shown on the survey and after the exercise of reasonable care and in reliance on record searches by the title company that this survey is correct to the best of the undersigned's knowledge and belief and that the property has access to and from a roadway, except as shown hereon. There are no visible discrepancies, conflicts, shortages or overlapping of improvements or encroachments except as shown hereon.

FIELD WORK	CR	Date:
DRAWING	SON	03-12-20

SURVEY DATE: 03-13-20  
Job No. 03B01320  
SCALE: 1"=20'



**ALL POINTS SURVEYING**

1714 FORTVIEW ROAD - SUITE 200  
AUSTIN TX, 78704  
TELE: (512) 440-0071 - FAX: (512) 440-0199  
FIRM REGISTRATION # 1018900