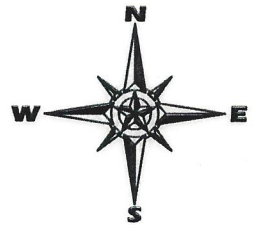
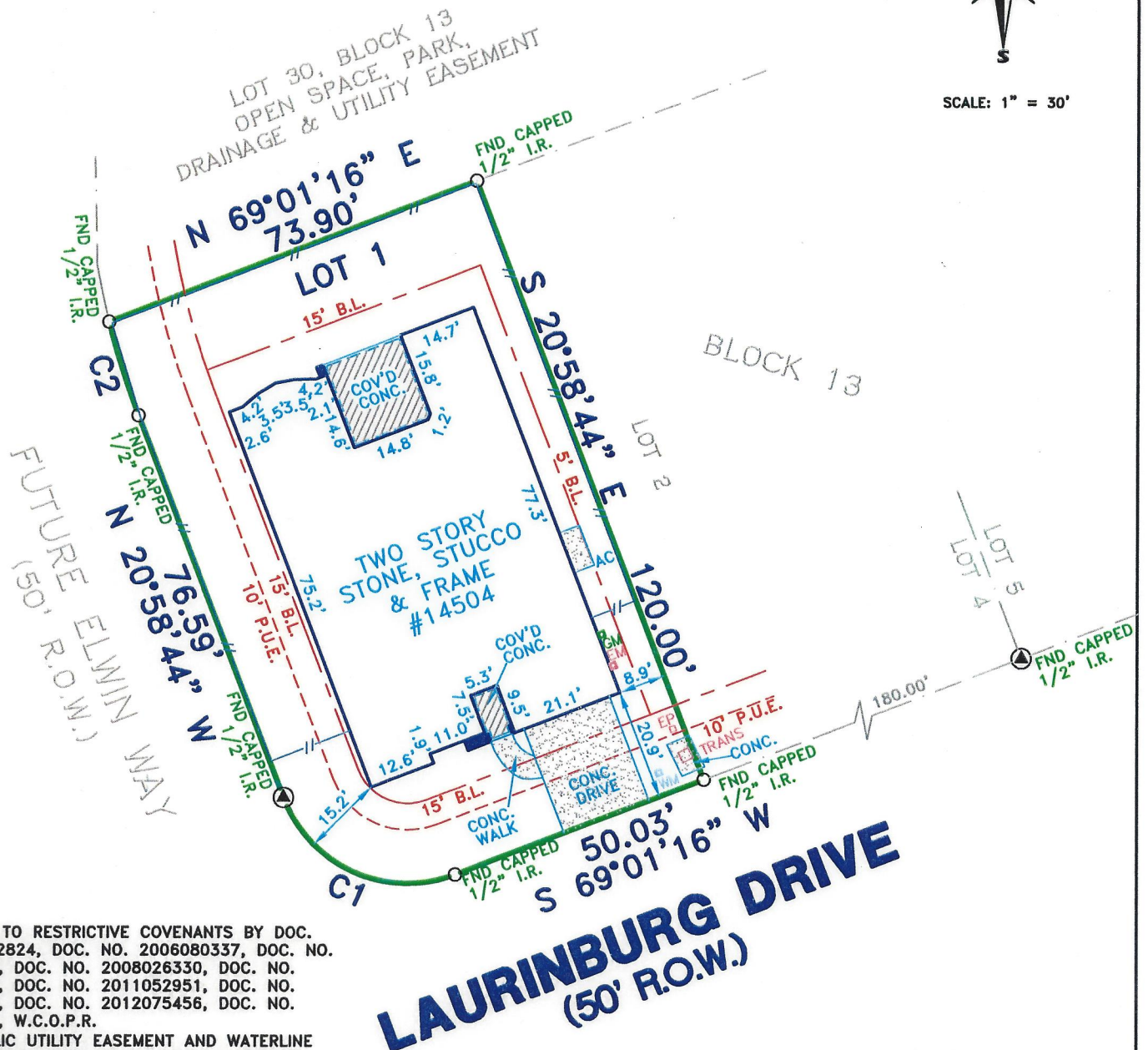


CURVE TABLE

CURVE	RADIUS	DELTA	ARC
C1	25.00	89°58'31"	39.24
C2	155.00	06°49'18"	18.45



SCALE: 1" = 30'



LAURINBURG DRIVE
(50' R.O.W.)

NOTES:

- 1) SUBJECT TO RESTRICTIVE COVENANTS BY DOC. NO. 2002042824, DOC. NO. 2006080337, DOC. NO. 2006102081, DOC. NO. 2008026330, DOC. NO. 2011031122, DOC. NO. 2011052951, DOC. NO. 2012026915, DOC. NO. 2012075456, DOC. NO. 2012086353, W.C.O.P.R.
- 2) 15' PUBLIC UTILITY EASEMENT AND WATERLINE EASEMENT TO THE CITY OF AUSTIN BY DOC. NO. 2005068797, W.C.O.P.R., DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY.
- 3) 10' PUBLIC UTILITY EASEMENT (ADJACENT TO RIGHT-OF-WAY) BY DOC. NO. 2012063754, W.C.O.P.R.
- 4) WATER QUALITY AND DETENTION EASEMENT TO NORTHWOODS HP, LLC BY DOC. NO. 2012017338, W.C.O.P.R. DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY.
- 5) BUILDING LINE RESTRICTIONS BASED ON PLOT PLAN PROVIDED BY STANDARD PACIFIC HOMES.
- 6) BUILDING SETBACKS SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCES REQUIREMENTS AS MODIFIED BY CITY OF AUSTIN ZONING ORDINANCE NO. 20080327-083, PER NOTE ON THE RECORDED PLAT.

LEGEND

- TRANS — ELECTRIC TRANSFORMER
- EP — ELECTRIC PEDESTAL
- WM — WATER METER
- EM — ELECTRIC METER
- GM — GAS METER
- //— — WOOD FENCE
- B.L. — BUILDING LINE
- P.U.E. — PUBLIC UTILITY EASEMENT
- ⊙ — CONTROL MONUMENT
- () — RECORD

ALL BEARINGS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED. ALL EASEMENTS AND BUILDING LINES ARE BASED ON THE RECORDED PLAT, UNLESS OTHERWISE NOTED. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY HAS BEEN COMPILED IN ACCORDANCE WITH INFORMATION CONTAINED IN THE TITLE COMMITMENT REFERENCED IN GF NO. 1861651-AU15

SURVEY OF

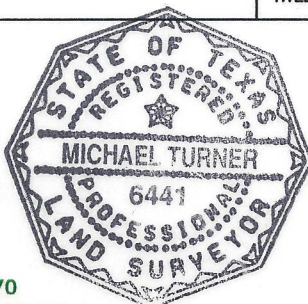
LOT 1, BLOCK 13, AVERY STATION SECTION 1A, PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOC. NO. 2011052951, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

THIS TRACT IS LOCATED WITHIN FLOOD ZONE "X(UNSHADED)" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480624 0610 E, REVISED SEPTEMBER 26, 2008. FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

PURCHASER	FANCISCO LLAMO AND ELISABETH HENDERSON	LENDER CO.	STANDARD PACIFIC MORTGAGE, INC.
ADDRESS	14504 LAURINBURG DRIVE	TITLE CO.	FIRST AMERICAN TITLE INSURANCE COMPANY



Windrose Land Services Austin
4120 Commercial Center Dr.
Suite 300
Austin, Texas 78744
TEL (512) 326-2100 FAX (512) 326-2770



I do hereby certify that this survey was this day made on the ground and that this plat correctly represents the property legally described hereon (or on attached sheet). That the facts found at the time of this survey show the improvements and that there are no encroachments apparent on the ground, except as shown. Surveyor for Windrose Land Services Austin.

Michael Turner 6/18/14

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FIELD WORK	06/18/14	CW	DRAFTED BY	06/18/14	MDL	CHECKED BY	06/18/14	MT
REVISION	-	-				MAPSCO PAGE		JOB NO.
REVISION	-	-				403 R		27903 SP