

# SANTA CARLO AVENUE

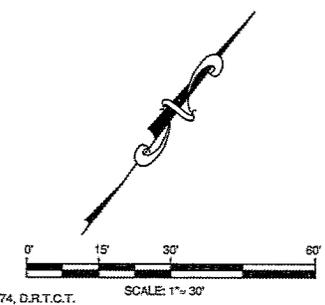
(50' R.O.W.)

**AMERICAN DRIVE**  
 (60' R.O.W.)

**LEGEND:**

—x—x—	BARB WIRE FENCE	ASPHALT	
—o—o—	CHAINLINK FENCE	CONCRETE	
—x—x—	WROUGHT IRON FENCE	GRAVEL	
—x—x—	WOOD FENCE	TILE	
—x—x—	VINYL FENCE	WOOD	
—x—x—	ELECTRIC LINE	BRICK	
CM	GAS METER	STONE	
EM	ELECTRIC METER	(WOOD) RAILROAD TIE	
IRF	IRON PIPE FOUND		
IRS	IRON ROD SET WITH "PREMIER" CAP		
IRF	IRON ROD FOUND		
CM	CONTROLLING MONUMENT (WOOD) RAILROAD TIE		

**NOTES:**  
 BEARINGS ARE BASED ON THE RECORDED PLAT. THE PROPERTY IS NOT AFFECTED BY THE FOLLOWING: EASEMENT, VOL. 1169, PG. 89, D.R.T.C.T.  
 THE PROPERTY IS AFFECTED BY THE FOLLOWING: BLANKET TYPE EASEMENT, VOL. 612, PG. 38, D.R.T.C.T. BLANKET TYPE EASEMENT, VOL. 630, PG. 201, VOL. 1169, PG. 89 & VOL. 2127, PG. 474, D.R.T.C.T. BLANKET TYPE EASEMENT, VOL. 3950, PG. 1678 & VOL. 4130, PG. 1465, D.R.T.C.T.  
 EASEMENTS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED. THE PROPERTY IS SUBJECT TO THE EASEMENT RIGHTS AS SET FORTH IN VOL. 6091, PG. 963. ACCORDING TO THE RECORDED SUBDIVISION PLAT, "L.C.R.A. HAS THE RIGHT TO INUNDATE/OVERFLOW ALL LANDS LYING UP TO THE 715 FEET CONTOUR." THIS SURVEY IS NOT A CONTOUR MAP AND THE LOCATION OF THE 715 FEET CONTOUR IS NOT DETERMINED BY PREMIER.



**LEGAL DESCRIPTION:**  
 BEING LOT 25003-B, OF THE SUBDIVISION OF LOT 25003-A & 25003-B, HIGHLAND LAKE ESTATES, SECTION TWENTY-FIVE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 201900258, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING A REPLAT OF LOT 25003, HIGHLAND LAKE ESTATES, SECTION TWENTY-FIVE, AS SHOWN ON PLAT RECORDED IN VOLUME 79, PAGE 171, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

**SURVEYOR'S CERTIFICATION:**  
 THIS IS TO DECLARE THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT PROVIDED BY A TITLE COMPANY. THERE MAY BE EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE PROPERTY SHOWN HEREON THAT ONLY A PROPER TITLE SEARCH WOULD REVEAL. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

TECH	AV
FIELD	NP

**FLOOD INFORMATION:**  
 THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48453C0195 J, DATED JANUARY 22, 2020.

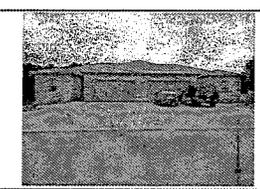
DATE: 02/18/2020    JOB NO.: 18-07150FUP  
 FIELD: 02/13/2020

21414 SANTA CARLO AVENUE, LAGO VISTA, TX 78645



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DATE: 4/27/2023  
 ACCEPTED BY: *[Signature]*

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