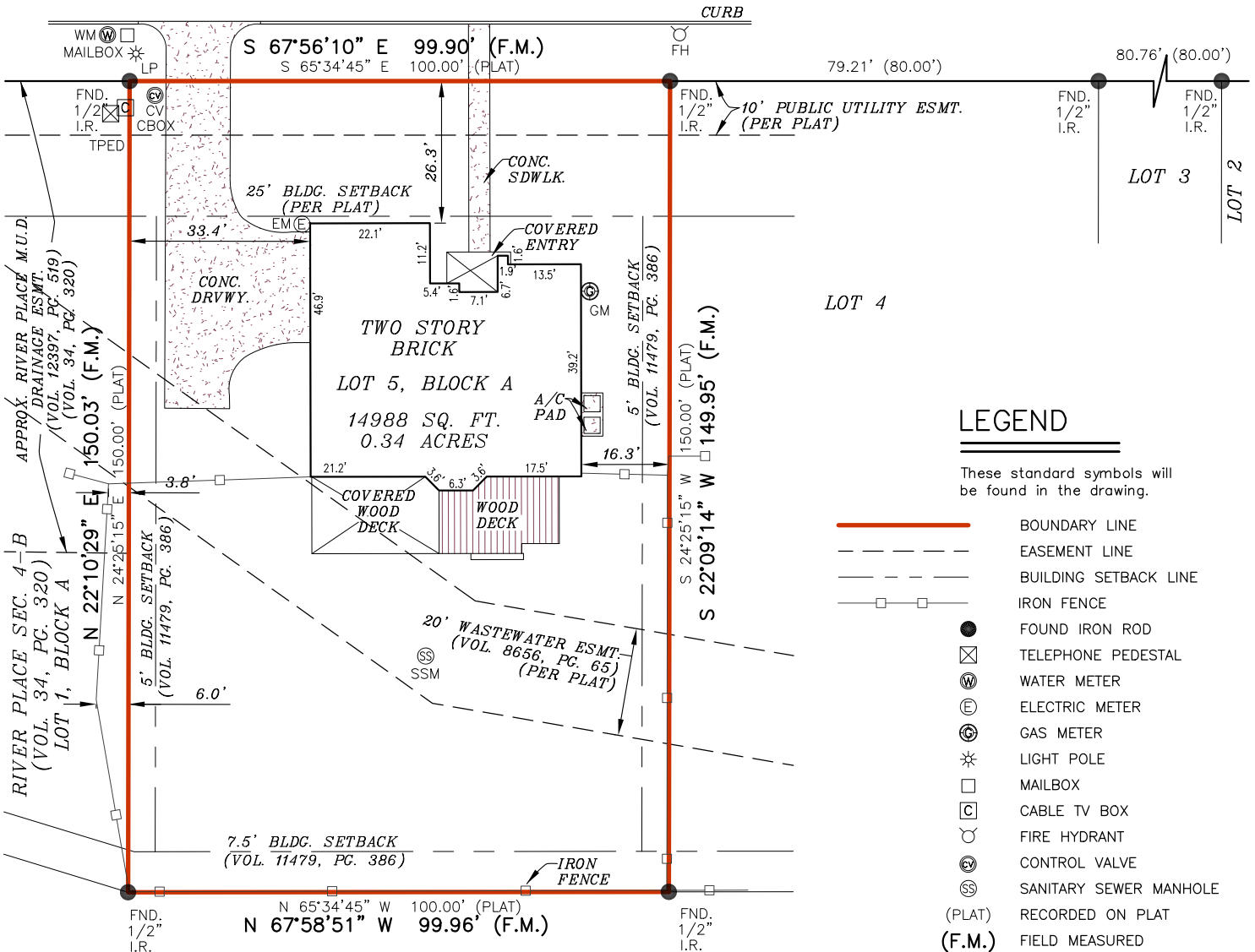


EAGLE TRACE TRAIL
(50' R.O.W.-PER PLAT)

The survey is hereby accepted with the
discrepancies, conflicts, or shortages in area or
boundary lines, encroachments, protrusions, or
overlapping of Improvements shown.

X _____
X _____



THE MAPLE LEAF COMPANY, LTD.
CALLED 11.979 AC. TRACT
(DOC. NO. 2001108791)

NOTE(S):

1.) MAY BE SUBJECT TO THE ESMT IN VOL.8656, PG.81, VOL.8656, PG.60, VOL.2817, PG.239 AND VOL.2841, PG.216, DEED RECORDS, TRAVIS COUNTY, TEXAS; SAID DOCS. CONTAIN INSUFFICIENT INFORMATION TO DETERMINE THE RELATIONSHIP TO THIS LOT.
2.) SUBJECT TO THE TERMS IN VOL.12107, PG.1145, VOL.12862, PG.2605 AND VOL.12862, PG.2608, REAL PROPERTY RECORDS AND DOC.NOS.20090827-084 AND 2010025050, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

BEARING BASIS:

TEXAS STATE PLANE CENTRAL ZONE, NAD83
At date of this survey, the property is in FEMA designated ZONE X, as verified by FEMA map Panel No: 48453C 0240 K effective date of JANUARY 22, 2020 Exact designations can only be determined by an Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:

Volume 92, Page 285, Plat Records, Travis County, Texas and in Volume 9791, Page 72, Volume 11479, Page 386, Volume 12069, Page 1087, Volume 12131, Page 377, Volume 12178, Page 2661, Volume 12180, Page 766, Volume 12204, Page 772, Volume 12273, Page 134, Volume 12381, Page 1015, Volume 12437, Page 813, Volume 12447, Page 503, Volume 12551, Page 466, Volume 12578, Page 112, Volume 12874, Page 1346, Volume 13067, Page 318, and Volume 13316, Page 674, Real Property Records, and those under Document No(s). 1999004064, 1999034561, 1999144767, 2001177832, 2010069355, 2004097527, 2008113586, 2009147241, 2010112798, 2011014503, 2011187676, 2011187677, 2013184563, 2013202096, 2015086587, 2017026988, 2018019138, 2018079952, 2019144156, 2021227111, 2022156111, 2022156159, 2022156222, 2022176140, 2023084945, 2023101076, 2023117116, 2024023584, and 2025090352, Official Public Records, Travis County, Texas

GRAPHIC SCALE



I, RACHEL LYNN HANSEN, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to CAPITAL TITLE
and FIRST NATIONAL TITLE INSURANCE COMPANY

that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Engineers and Land Surveyors (Section 138.89).

Borrower/Owner: ---
Address: 5116 EAGLE TRACE TRL., AUSTIN, TX 78730 GF No. 25-894156-AM

Legal Description of the Land:

Lot 5, Block A, RIVER PLACE, SECTION 4-A, an Addition in Travis County, Texas, according to the Map or Plat thereof recorded in Volume 92, Page 285, Plat Records of Travis County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:
SEE ABOVE.....

PROPERTY PHOTOGRAPH:



FINAL "AS-BUILT" SURVEY

JOB NO.:	2511107617	NO.		REVISION		DATE	
DATE:	11/17/25						
DRAWN BY:	JD/SAT						
APPROVED BY:	RLH						



Rachel Lynn Hansen
RACHEL LYNN HANSEN, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6358



P.O. BOX 160369
SAN ANTONIO, TEXAS 78280
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