

LEGAL DESCRIPTION

LOT 56, THE SERENE HILLS, PHASE 2B SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat recorded in Document Number 201210034, Official Public Records of Travis County, Texas.

RESTRICTIONS

Subject to Restrictions in Document Numbers 2007763115, 2007979263, 2010090153, 2010090156, 2010090167, 2011064172, 2012105853, 2012105854, 2012105855, 2012105856, 2012171212, 2012171213, 2013017166, 2013073299, 2013080289, and 2013080290, Official Public Records of Travis County, Texas, and as per plat in Document Number 201209034, Official Public Records of Travis County, Texas.

Subject to easements and interest rights as applicable, recorded in Document Number 2012105853, Official Public Records of Travis County, Texas.

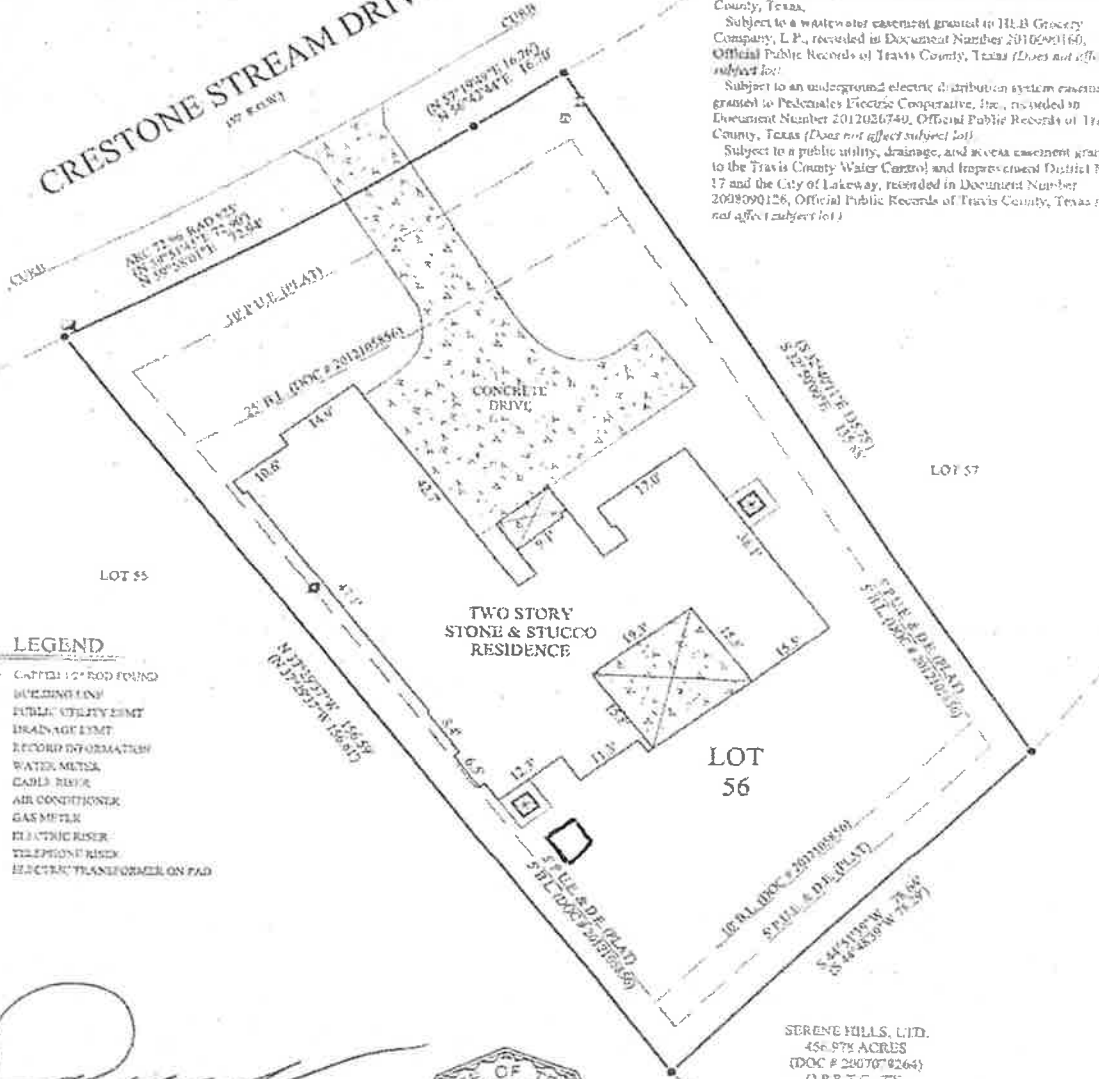
Subject to a blanket electric transmission and/or distribution line and/or systems easement granted to Pedernales Electric Cooperative, Inc., recorded in Volume 1147, Page 167, Deed Records of Travis County, Texas.

Subject to a water/water easement granted to H.B. Grocery Company, L.P., recorded in Document Number 2010590160, Official Public Records of Travis County, Texas (Does not affect subject lot).

Subject to an underground electric distribution system easement granted to Pedernales Electric Cooperative, Inc., recorded in Document Number 2012026740, Official Public Records of Travis County, Texas (Does not affect subject lot).

Subject to a public utility, drainage, and access easement granted to the Travis County Water Control and Improvement District No. 17 and the City of Lakeway, recorded in Document Number 2008090128, Official Public Records of Travis County, Texas (Does not affect subject lot).

CRESTONE STREAM DRIVE



LEGEND

- CAPTION 1/2" ROD FOUND
- BL BUILDING LINE
- PLD PUBLIC UTILITY LIMIT
- DE DRAINAGE LIMIT
- () RECORD INFORMATION
- WATER MAIN
- CABLE TV
- AIR CONDITIONER
- GAS METER
- METRIC RISER
- TELEPHONE RISER
- ⊞ ELECTRIC TRANSFORMER ON PAD

Paul Rust
 TO THE CLIENT/OWNER AND/OR OWNERS OF THE PREMISES SURVEYED AND TO AUSTIN TITLE COMPANY



I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF DEPARTMENTS, OR EASES IN PLACE, EXCEPT AS SHOWN HEREON, AND CERTAINLY ONLY TO THE LEGAL DESCRIPTION AND EASEMENTS SHOWN ON THE RECORDED TITLE COMMITMENT.

SERENE HILLS, LTD.
 456.878 ACRES
 (DOC # 2007079264)
 O.P.R.T.C., TX

RUST LAND SURVEYING

1021 Northcross Blvd., Pflugerville, Texas
 78660 (512) 794-2910, Fax (512) 980-0100

F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 44453C-6405H PANEL 0402H DATED SEPTEMBER 24, 2008

THE CERTIFICATION OF FIRM (INSURANCE PURPOSES ONLY) AND IS NOT A GUARANTEE THAT THE PROPERTY WILL OR WILL NOT BE AFFECTED BY THE LOCAL FLOOD PLAIN ADMINISTRATION FOR THE FUTURE STAGE OF THIS TRACT.

F.I.R.M. MAP INFORMATION		ADDRESS	
<p>CLINTON W. CHRISTOPHER 208 CRESTONE STREAM DRIVE LAKEWAY, TRAVIS CO., TEXAS</p>			
SURVEY DATE:	AUGUST 2, 2011	FILED BY:	PAUL RUST
TITLE CO.:	ATC @ CYPRESS CREEK	SCALE BY:	PAUL RUST
F.I.R. NO.:	AUT-84-077-AUT11009271-12	DRAWN BY:	PAUL RUST
DATE NO.:	12-02	CHECKED BY:	PAUL RUST
		FIELD CHECK:	PAUL RUST

