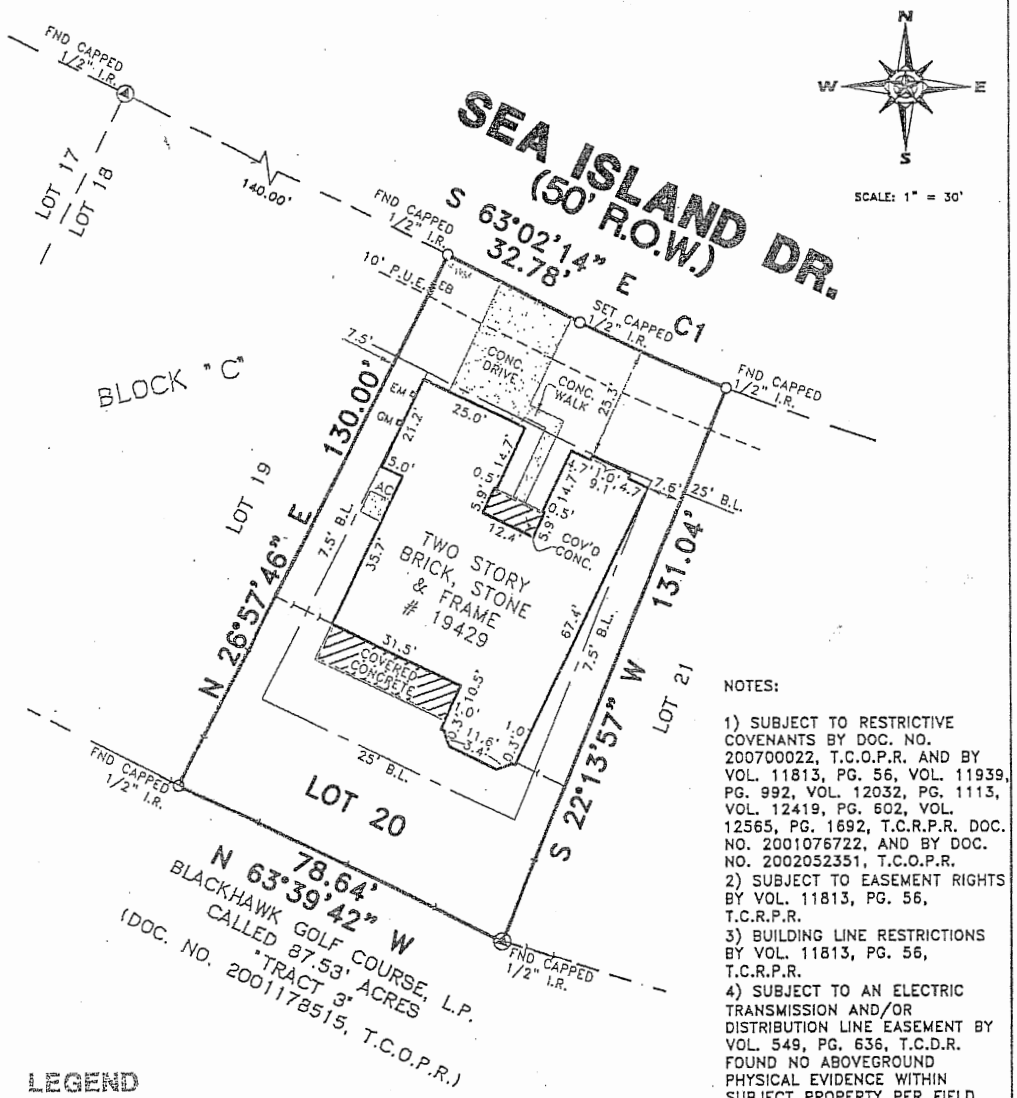

LEGEND

EB	– ELECTRIC BOX
WM	– WATER METER
GM	– GAS METER
EM	– ELECTRIC METER
	– WROUGHT IRON FENCE
B.L.	– BUILDING LINE
P.U.E.	– PUBLIC UTILITY EASEMENT
Ⓐ	– CONTROL MONUMENT

CURVE TABLE

CURVE	RADIUS	DELTA	ARC
C1	425.00'	04°43'49"	35.09'

NOTES:

1) SUBJECT TO RESTRICTIVE COVENANTS BY DOC. NO. 200700022, T.C.O.P.R. AND BY VOL. 11813, PG. 56, VOL. 11939, PG. 992, VOL. 12032, PG. 1113, VOL. 12419, PG. 602, VOL. 12565, PG. 1692, T.C.R.P.R. DOC. NO. 2001076722, AND BY DOC. NO. 2002052351, T.C.O.P.R.
2) SUBJECT TO EASEMENT RIGHTS BY VOL. 11813, PG. 56, T.C.R.P.R.
3) BUILDING LINE RESTRICTIONS BY VOL. 11813, PG. 56, T.C.R.P.R.
4) SUBJECT TO AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT BY VOL. 549, PG. 636, T.C.D.R. FOUND NO ABOVEGROUND PHYSICAL EVIDENCE WITHIN SUBJECT PROPERTY PER FIELD INSPECTION AT TIME OF SURVEY EXCEPT AS SHOWN.
5) 10' UTILITY EASEMENT BY VOL. 11999, PG. 96, T.C.R.P.R. DOES NOT AFFECT SUBJECT PROPERTY.
6) 15' WASTEWATER EASEMENT BY DOC. NO. 2001200368, T.C.O.P.R. DOES NOT AFFECT SUBJECT PROPERTY.

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. 07007595-336

SURVEY OF

LOT 20, BLOCK "C", FAIRWAYS OF BLACKHAWK, PHASE V-A, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 200700022, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS 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. 481026 0075 E, REVISED SEPTEMBER 27, 1991. FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

PURCHASER	JESSICA S. CHEN AND DANIEL CHEN	LENDER CO.	RYLAND MORTGAGE COMPANY
ADDRESS	19429 SEA ISLAND DRIVE, PFLUGERVILLE 78660	TITLE CO.	RYLAND TITLE COMPANY

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

STATE OF TEXAS
REGISTERED
RONNIE WILLIS
5462
PROFESSIONAL
LAND SURVEYOR

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.

7/8/08

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FIELD WORK	07/07/08	AM	DRAFTED BY	07/08/08	EB	CHECKED BY	07/08/08	RW
REVISION	-	-	-				JOB NO.	
REVISION	-	-	-				19234 R	