

**SURVEY OF
LOT 9, BLOCK 'A'
BARTON CREEK ABC MIDSECTION
VOLUME 98, PAGES 289-292, T.C.P.R.
TRAVIS COUNTY, TEXAS**

CURVE TABLE			
CURVE	RADIUS	DELTA	ARC
CT	60.00'	37°51'40"	102.48'

Stream 75' Buffer

Driveway Portion
(±136.58 SF)

Centerline

Stream 75' Buffer
Area (±463 SF)

Required Area
±25,443.76 SF

Remainder Lot
25,085.84 SF
Allowable IC=7,525.75SF

LEGEND

- CABLE LID
- GAS METER
- LIGHT POLE
- STORM DRAIN MANHOLE
- ELECTRIC TRANSFORMER
- CABLE TV PEDISTAL
- WATER METER
- WROUGHT IRON FENCE
- CORRUGATED METAL PIPE
- BUILDING LINE
- DRAINAGE EASEMENT
- LATERAL SUPPORT EASEMENT
- PUBLIC UTILITY EASEMENT
- DRAINAGE WATER QUALITY EASEMENT
- RECORD INFORMATION
- CONTROL MONUMENT

SCALE: 1" = 40' NTS

REVISIONS

DATE	REASON

GENERAL NOTES

- 1) THIS SURVEY WAS PROVIDED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. 83278157 OF STEWART TITLE OF AUSTIN, LLC, EXPIRING DATE OF MAY 21, 2018. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY.
- 2) ALL BEARINGS ARE BASED ON THE RECORDED PLAT, UNLESS OTHERWISE NOTED.
- 3) ALL EASEMENTS AND BUILDING LINES ARE BASED ON RECORDED PLAT, UNLESS OTHERWISE NOTED.
- 4) THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (UNIMPROVED) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 481026 0440 4, REVISED SEPTEMBER 28, 2014. ZONE DETERMINATION WAS DONE BY GRAPHIC PLATTING FROM THE FEMA MAP. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
- 5) SUBJECT TO RESTRICTIVE COVENANTS BY VOL. 11324, PG. 707, VOL. 11708, PG. 728, VOL. 12110, PG. 1340, VOL. 12884, PG. 1132, VOL. 12880, PG. 371, VOL. 12944, PG. 330, VOL. 12963, PG. 1808, VOL. 12963, PG. 1815, VOL. 13141, PG. 1354, VOL. 13208, PG. 448, VOL. 13208, PG. 478, T.C.P.R., DOC. NO. 1999153583, DOC. NO. 1999156831, DOC. NO. 2001001001, DOC. NO. 2002040477, DOC. NO. 2002044488, DOC. NO. 2002233583, DOC. NO. 2005163847, DOC. NO. 2007123488, DOC. NO. 2008103824, DOC. NO. 2010182847, DOC. NO. 2011181560, DOC. NO. 2012030454, DOC. NO. 2013023488, DOC. NO. 2016082847, DOC. NO. 2016184481, DOC. NO. 2017088177, T.C.P.R., AND VOL. 89, PGS. 289-292, T.C.P.R.
- 6) 15' BUILDING LINE ALONG REAR AND 5' BUILDING LINE ALONG SIDES AND THE TWO SIDE YARD SETBACKS FOR EACH LOT SHALL TOTAL NOT LESS THAN 15'. HOWEVER, WHEREVER THAT NO MORE THAN 25% OF THE EXTERNAL PORTION OF A LOT IS COVERED BY BUILDINGS OR STRUCTURES, THE SETBACKS SHALL BE MEASURED FROM THE EXTERIOR WALLS OF SUCH LOT OR LOT PART AS THE ENCROACHMENT DOES NOT EXCEED WITHIN 5' OF THE SIDE LOT LINE BY VOL. 12863, PG. 1815, T.C.P.R., AND 15' BUILDING LINE ALONG FRONT BY VOL. 13141, PG. 1154, T.C.P.R., AND AS SHOWN ON RECORDED PLAT.
- 7) SUBJECT TO EASEMENT RIGHTS BY VOL. 12863, PG. 1815, T.C.P.R.
- 8) SUBJECT TO A UTILITY AND ACCESS EASEMENT (BLANKET IN NATURE) TO BARTON CREEK UTILITIES, INC. BY VOL. 11970, PG. 607, T.C.P.R., FOUND NO ADVERSE PHYSICAL EVIDENCE WITHIN SUBJECT PROPERTY PER FIELD INSPECTION AT TIME OF SURVEY, EXCEPT AS SHOWN.
- 9) SUBJECT TO AN ACCESS EASEMENT AGREEMENT (BLANKET IN NATURE) BETWEEN FM PROPERTIES OPERATING CO. AND LS WOODS, LTD. BY VOL. 12843, PG. 1085, T.C.P.R., FOUND NO ADVERSE PHYSICAL EVIDENCE WITHIN SUBJECT PROPERTY PER FIELD INSPECTION AT TIME OF SURVEY, EXCEPT AS SHOWN.
- 10) SUBJECT TO ALL APPLICABLE CITY AND/OR COUNTY DEVELOPMENT CODES AND ORDINANCES.

