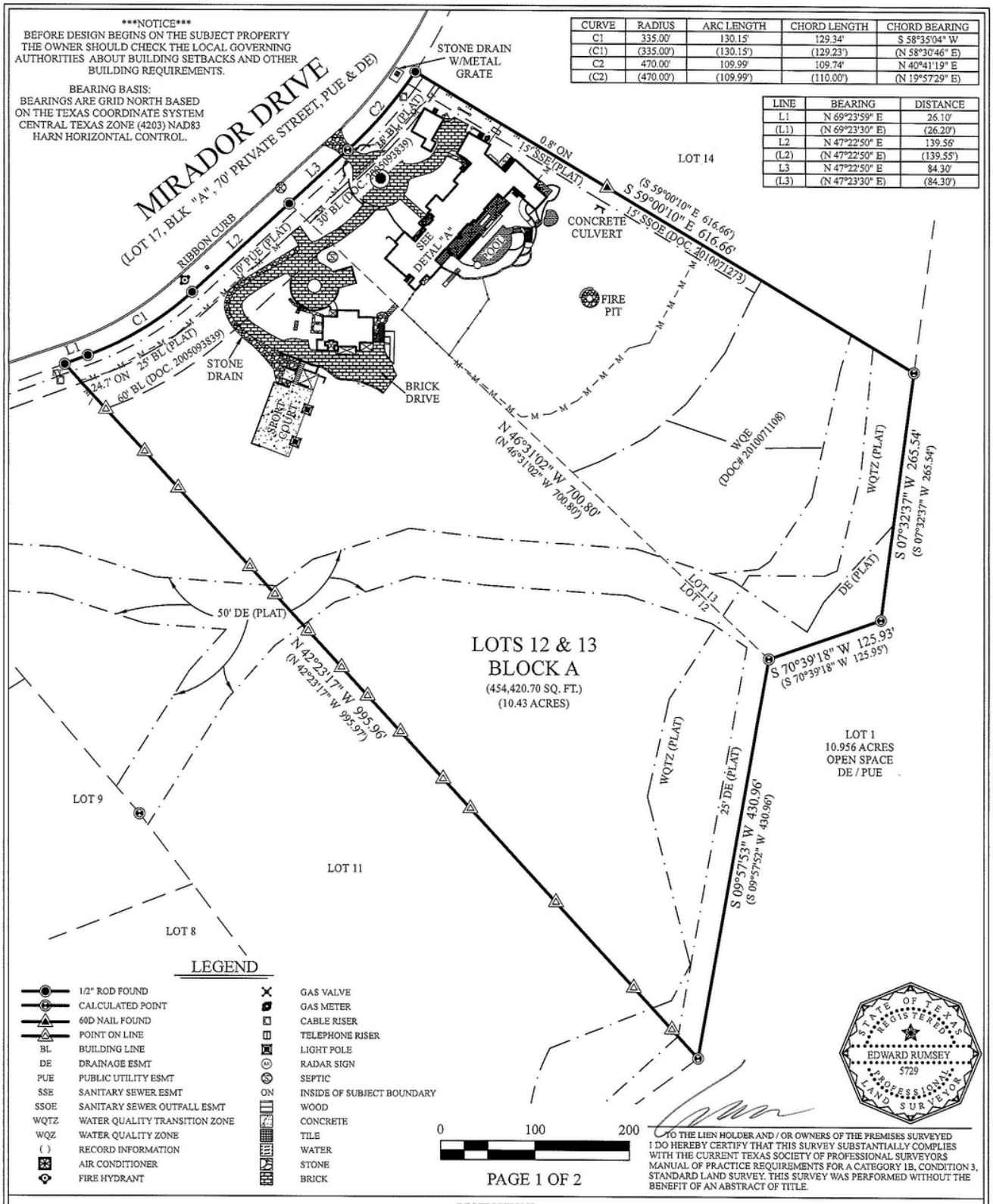

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	335.00'	130.15'	129.34'	S 58°35'04" W
(C1)	(335.00')	(130.15')	(129.23')	(N 58°30'46" E)
C2	470.00'	109.99'	109.74'	N 40°41'19" E
(C2)	(470.00')	(109.99')	(110.00')	(N 19°57'29" E)

LINE	BEARING	DISTANCE
L1	N 69°23'59" E	26.10'
(L1)	(N 69°23'30" E)	(26.20')
L2	N 47°22'50" E	139.56'
(L2)	(N 47°22'50" E)	(139.55')
L3	N 47°22'50" E	84.30'
(L3)	(N 47°23'30" E)	(84.30')

TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED I DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION 3, STANDARD LAND SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

RESTRICTIONS

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE, EASEMENTS AND/OR BOUNDARY LINE AGREEMENTS, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. ONLY THOSE SETBACK LINES, EASEMENTS, BOUNDARY LINES AND INTERESTS WHICH ARE REPRESENTED ON THE PARENT SUBDIVISION PLAT, WHICH IS REFERENCED HEREON, ARE PLOTTED ON THIS SURVEY, NO DOCUMENTS OTHER THAN THOSE CITED ON THIS SURVEY HAVE BEEN EXAMINED.

LEGAL DESCRIPTION

LOTS 12 AND 13, BLOCK A, BARTON CREEK SECTION M, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 200000301, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

N NW NE W SCALE 1" = 100' E SW SE S

ALLSTAR Land Surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TBPELS FIRM NO. 10135000

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. 48453C0440J PANEL: 0440J DATED: 01/22/2020

THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

ADDRESS

THE YOUNG TROUBADOUR TRUST

AUSTIN, TRAVIS COUNTY, TEXAS

SURVEY DATE:	JUNE 6, 2023	FIELDED BY:	DUSTIN CARTER	05/30/2023
TITLE CO.:	-	CALC. BY:	DAVID BAK	06/01/2023
G.F. NO.:	-	DRAWN BY:	ROGER CARDONA	10/23/2012
JOB NO.:	A0506123 - A1001812	UPDATE BY:	DAMIAN SMITH	06/06/2023
		RPLS CHECK:	EDWARD RUMSEY	06/06/2023