

BEARING BASIS:
BEARINGS ARE BASED TO THE TEXAS COORDINATE SYSTEM CENTRAL
TEXAS ZONE NAD83 HARN HORIZONTAL CONTROL

NOTICE
BEFORE DESIGN/CONSTRUCTION
BEGINS ON THE SUBJECT PROPERTY, THE OWNER SHOULD
CHECK THE LOCAL GOVERNING AUTHORITIES ABOUT
BUILDING SETBACKS AND OTHER BUILDING REQUIREMENTS

RESTRICTIONS

SUBJECT TO RESTRICTIONS IN VOL. 2940, PG. 2087, VOL. 3488, PG. 298, VOL.
3613, PG. 2327, VOL. 3831, PG. 2226, DOC. NOS. 2005081829 & 2006217301.
ELECTRIC AND TELEPHONE EASEMENT GRANTED TO THE CITY OF AUSTIN
IN VOL. 2268, PG. 496, DOES NOT AFFECT.
SUBJECT TO BUILDING SETBACK LINES IN VOL. 2940, PG. 2087, VOL. 3488,
PG. 298, VOL. 3613, PG. 2327, VOL. 3831, PG. 2226.
10' PUE ALONG THE REAR LOT LINE AS SHOWN ON PLAT IN VOL. 16, PG. 9,
DOES NOT AFFECT PE ORDER OF VACATION IN DOC. NO. 2010014375.

LEGAL DESCRIPTION

LOT 121, CARDINAL HILLS SUBDIVISION UNIT-3, A SUBDIVISION IN TRAVIS
COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN
VOLUME 16, PAGE 9, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

HERON DRIVE
(50' R.O.W.)

RADIUS = (1145.92')
ARC = 67.50'
CH = N 53°55'46" E, 67.49'
(67.65')

(16.85')
N 56°01'05" E, 17.12'

EDGE OF ROAD

25' BL (VOL. 3831, PG. 2226)

LOT 122

(S 57°00' E, 246')
S 56°55'59" E, 232.90'

LOT 116

LOT 121
0.42 ACRES

LOT 118

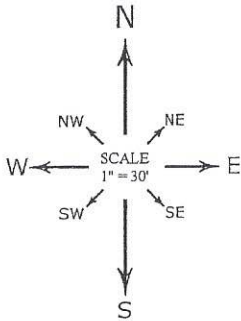
N 60°53'12" W, 303.65'
(N 59°52' W, 305')

LOT 119

LOT 120

LEGEND

- 1/2" ROD FOUND
- BL. BUILDING LINE
- () RECORD INFORMATION
- WATER METER
- CABLE RISER
- TELEPHONE RISER
- ELECTRIC MANHOLE
- CLEAN OUT



TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:

STEWART TITLE OF AUSTIN, LLC

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
IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND
CERTIFIES ONLY TO THE LEGAL DESCRIPTION AND EASEMENTS SHOWN ON
THE REFERENCED TITLE COMMITMENT. THIS SURVEY WAS PERFORMED
WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

ALLSTAR
Land surveying

9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TBPLS 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. 48453C0405H
PANEL: 0405H
DATED: 09/26/2008
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

CHARLES EDWARD CORLEY III
509 HERON DRIVE
AUSTIN, TRAVIS COUNTY, TEXAS

SURVEY DATE:	APRIL 23, 2018	FILED BY:	CHRIS ZOTTER	04/20/2018
TITLE CO.:	STEWART TITLE OF AUSTIN	CALC. BY:	EDWARD RUMSEY	04/23/2018
G.F. NO.:	191073	DRAWN BY:	DAMIAN SMITH	04/23/2018
JOB NO.:	A0408018	RPLS CHECK:	EDWARD RUMSEY	04/23/2018

CITY OF AUSTIN
LOT 138
(DOC# 2001036088)