

RESTRICTIONS

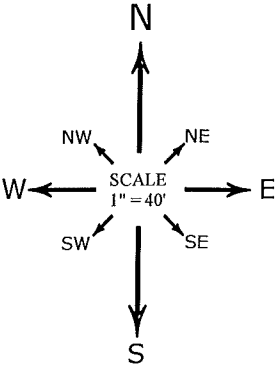
-RESTRICTIONS:  
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE, EASEMENTS AND/OR BOUNDARY LINE AGREEMENTS, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. ONLY THOSE 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

LOT 5, BLOCK C, THE BLUFFS - AMENDED, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NUMBER 200600005, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

LEGEND

- CALCULATED POINT
- 1/2" ROD FOUND
- COTTON GIN SPINDLE FOUND
- RECORD INFORMATION
- ELECTRIC TRANSFORMER ON PAD
- CABLE RISER
- TELEPHONE RISER
- WATER METER
- WATER VALVE
- GAS WARNING SIGN
- BUILDING LINE
- PUBLIC UTILITY ESMT
- DRAINAGE ESMT



\*\*\*NOTICE\*\*\*  
BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY THE OWNER SHOULD CHECK THE LOCAL GOVERNING AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER BUILDING REQUIREMENTS.

HIDDEN RIDGE PLACE  
(60' R.O.W.)  
(S 32°40'13"E 74.52')  
(S 32°25'31"E 74.59')

LOT 4

LOT 5  
BLOCK C

LOT 6

BLUFF  
LINE

LOT 19  
BLOCK C  
OPEN SPACE  
DRAINAGE EASEMENT

DRAINAGE  
EASEMENT  
(PLAT)

(N 67°35'30"E 536.14')  
(N 67°35'30"E 536.14')

10' BL (PLAT)

10' BL (PLAT)

(S 63°27'48"W 574.58')  
(BEARING BASIS 574.58')

S 32°33'32"E 24.51'  
(S 32°40'13"E 24.41')

109.73'

(S 45°01'28"W 136.00')  
(S 45°00'18"W 135.90')

CURVE TABLE

CURVE	RADIUS	ARC	BEARING	CHORD
C1	180.00'	26.30'	S 36°41'31"E	26.28'
(C1)	(180.00')	(26.32')	(S 36°51'33"E)	(26.30')
C2	180.00'	72.50'	S 52°23'40"E	72.01'
(C2)	(180.00')	(72.51')	(S 52°35'19"E)	(72.02')



TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON CERTIFIED ONLY TO BUILDING LINES AND EASEMENTS AS PER PLAT. 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 LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "AE" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48453C0205H PANEL: 0205H 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

CLAY SCHAPER  
18333 HIDDEN RIDGE PLACE  
LAGO VISTA, TRAVIS COUNTY, TEXAS.

SURVEY DATE:	FEBRUARY 3, 2016	FIELD BY:	DERICK SOLOMON	02/02/2016
TITLE CO.:	-	CALC. BY:	CHRIS ZOTTER	02/03/2016
G.F. NO.:	-	DRAWN BY:	ADRIEL LOPEZ	02/03/2016
JOB NO.:	A0116516	RPLS CHECK:	EDWARD RUMSEY	02/03/2016