

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	249.88'	80.42'	80.08'	N 18°20' E	---
C2	249.98'	80.63'	80.28'	N 16°11'38" E	18°28'47"

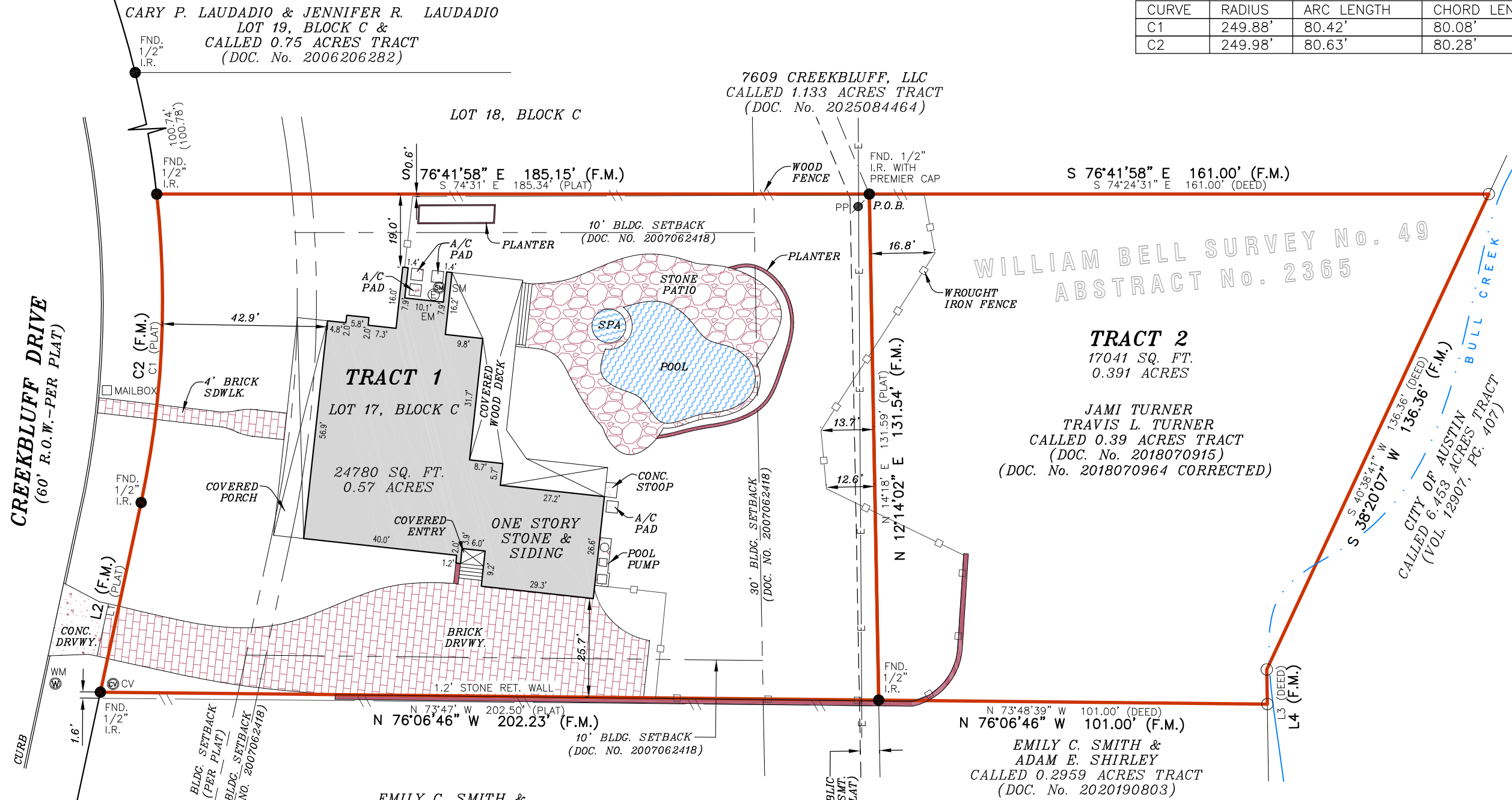
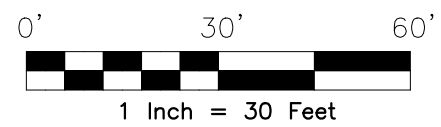
LINE	BEARING	DISTANCE
L1	N 27°33' E	50.17'
L2	N 25°24'13" E	50.39'
L3	S 12°11'39" W	9.00'
L4	S 12°21'56" W	9.00'

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- WOOD FENCE
- WROUGHT IRON FENCE
- OVERHEAD ELECTRIC
- CALCULATED POINT
- FOUND IRON ROD
- WATER METER
- ELECTRIC METER
- SOLAR METER
- POWER POLE
- MAILBOX
- CONTROL VALVE
- RECORDED ON PLAT
- FIELD MEASURED

GRAPHIC SCALE



CREEKBLUFF DRIVE
(60' R.O.W. - PER PLAT)

CHRISTINE HERRMAN & DARAN HERRMAN
LOT 15, BLOCK C
(DOC. No. 2020243791)

CARY P. LAUDADIO & JENNIFER R. LAUDADIO
LOT 19, BLOCK C &
CALLED 0.75 ACRES TRACT
(DOC. No. 2006206282)

LOT 18, BLOCK C

7609 CREEKBLUFF, LLC
CALLED 1.133 ACRES TRACT
(DOC. No. 2025084464)

TRACT 1
LOT 17, BLOCK C
24780 SQ. FT.
0.57 ACRES

TRACT 2
17041 SQ. FT.
0.391 ACRES

JAMI TURNER
TRAVIS L. TURNER
CALLED 0.39 ACRES TRACT
(DOC. No. 2018070915)
(DOC. No. 2018070964 CORRECTED)

EMILY C. SMITH & ADAM E. SHIRLEY
CALLED 0.2959 ACRES TRACT
(DOC. No. 2020190803)

EMILY C. SMITH & ADAM E. SHIRLEY
LOT 16, BLOCK C
(DOC. No. 2017185265)

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of Improvements shown.

BEARING BASIS:
TEXAS STATE PLANE GRID BEARINGS,
TEXAS CENTRAL ZONE, NAD83 (CORS)

At date of this survey, the property is in FEMA designated ZONE X, SHADED X & AE, as verified by FEMA map Panel No: 48453C 0245 J, effective date of JANUARY 06, 2016. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

SURVEY OF:
TRACT 1 : LOT 17, BLOCK C, LAKEWOOD PARK, SECTION FOUR, according to the plat thereof recorded in Volume 19, Page 74, Plat Records of Travis County, Texas.

TRACT 2 : A 0.391 of an acre (17041 sq. ft.) tract, out of the WILLIAM BELL SURVEY, No. 49, ABSTRACT 2365, Travis County, Texas, being all of a called 0.39 acre tract described in a deed to Jami Turner and Travis L. Turner, recorded in Document No. 2018070915 and corrected in Document No. 2018070964, Official Public Records of Travis County, Texas.

I, **ROBERT W. JOHNSTON**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **CAPITAL TITLE/FIRST NATIONAL TITLE INSURANCE COMPANY** and **TBD**

that this map was prepared from an actual field survey performed by me or under my direct supervision and accurately represents the property shown hereon. All easements and rights-of-way of which I have been advised and which were visible or discoverable at the time of the field survey are shown hereon. Except as shown, there are no visible encroachments, overlaps of improvements, or apparent boundary conflicts as of the date of the field survey. This survey meets or exceeds the minimum standards established by the Texas Board of Professional Engineers and Land Surveyors in accordance with 22 TAC §138.89.

Borrower/Owner: **TBD**
Address: **7607 CREEKBLUFF DR., AUSTIN, TX 78750** GF No. **26-911205-AM**

Legal Description of the Land:
SEE LEFT SIDE.....

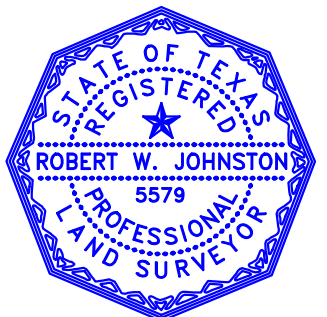
SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 19, PAGE 74, PLAT RECORDS, TRAVIS COUNTY, TEXAS VOLUME 2873, PAGE 279, REAL PROPERTY, TRAVIS COUNTY, TEXAS VOLUME 3062, PAGE 2369, REAL PROPERTY, TRAVIS COUNTY, TEXAS DOCUMENT NO. 2007056003, REAL PROPERTY, TRAVIS COUNTY, TEXAS DOCUMENT NO. 2007062418, REAL PROPERTY, TRAVIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



FINAL "AS-BUILT" SURVEY

JOB NO.:	NO.	REVISION	DATE
2603109310			
DATE:	03/11/26		
DRAWN BY:	JD/SAT		
APPROVED BY:	RWJ		



Robert Johnston
ROBERT W. JOHNSTON, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 5579



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