

SURVEY PLAT OF

Local Address: 10413 CRESCENDO LANE, Austin, TX

Legal description: Lot 10, Block G1, BRADSHAW CROSSING SUBDIVISION, SECTION SEVEN, a Subdivision of record in DOCUMENT No. 201300178 of the Official Public Records of Travis County, situated in Travis County, Texas.

TO: LENNAR HOMES OF TEXAS SALES AND MARKETING, LTD., A LIMITED PARTNERSHIP, NORTH AMERICAN TITLE INSURANCE COMPANY AND UNIVERSAL AMERICAN MORTGAGE COMPANY, LLC

GF # 14668-14-00869 EFFECTIVE DATE: APRIL 29, 2015

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

SUBJECT TO RESTRICTIVE COVENANTS AS THOSE RECORDED IN PLAT DOCUMENT NO. 201300178 AND DOCUMENT NOS. 2005177346, 2006160675, 2007039160, 2007045803, 2010109351, 2012043597, 2013205549, 2014068962, 2015053574, AND 2015023351 OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

10.

f. A TEN FOOT ELECTRIC AND TELECOMMUNICATIONS EASEMENT ALONG THE FRONT (STREETSIDE) PROPERTY LINE, AS SHOWN ON THE PLAT RECORDED IN DOCUMENT No. 201300178 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. - as shown hereon

g. TERMS AND CONDITIONS OF THE SUBDIVISION CONSTRUCTION AGREEMENT, AS SET OUT IN INSTRUMENT RECORDED IN DOCUMENT No. 2013163106, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

h. WORKING CAPITAL ASSESSMENT IN THE AMOUNT OF \$300.00, DUE AT THE TIME OF SALE, AS SET OUT IN INSTRUMENT RECORDED IN DOCUMENT No. 2006160675, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

i. ALL TERMS, CONDITIONS, COVENANTS, EASEMENTS, RESTRICTIONS, ASSESSMENTS, MAINTENANCE CHARGES AND OTHER PROVISIONS AS RECORDED IN DOCUMENT NO. 2005177346 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

j. A TEN FOOT ELECTRIC AND TELECOMMUNICATIONS EASEMENT ALONG THE FRONT (STREETSIDE) PROPERTY LINE, AS SHOWN ON THE PLAT RECORDED IN DOCUMENT No. 201300178 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. - as shown hereon

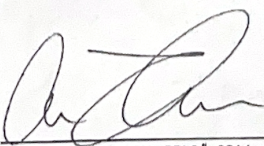
k. TERMS AND CONDITIONS OF THE SUBDIVISION CONSTRUCTION AGREEMENT, AS SET OUT IN INSTRUMENT RECORDED IN DOCUMENT No. 2013163106, TRAVIS COUNTY, TEXAS

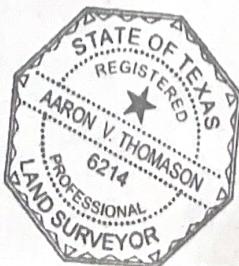
l. WORKING CAPITAL ASSESSMENT IN THE AMOUNT OF \$300.00, DUE AT THE TIME OF SALE, AS SET OUT IN INSTRUMENT RECORDED IN DOCUMENT No. 2006160675, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, the undersigned, do hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility easements or roadways, except as shown hereon and that said property has access to and from a dedicated roadway except as shown hereon. The legally described property IS NOT within a special flood hazard area as designated by the Department of Housing and Urban Development Federal Insurance Administration Flood Hazard Boundary Map Number 48453C0595H for Travis County, Texas, dated September 26, 2008.

Dated, this the 1st day of JULY, 2015.


AARON V. THOMASON, RPLS# 6214
Carlson, Brigrance & Doering, Inc.
5501 West William Cannon
Austin, Texas 78749
(512) 280-5160 (512) 280-5165 (fax)
aaron@cbden.com



BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203)

		Carlson, Brigrance & Doering, Inc.	
FIRM ID #F3791		REG. # 10024900	
Civil Engineering	◆	Surveying	◆
5501 West William Cannon	◆	Austin, Texas 78749	◆
Phone No. (512) 280-5160	◆	Fax No. (512) 280-5165	◆

SHEET 2 OF 2

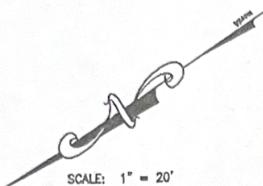
ORIGINAL COPY VALID ONLY IF SEALED IN RED INK

FILE NO. 14677-098) DWG) TITLE SURVEY) TITLE-10413 CRESCENDO LANE-LOT 10 BLK G1

SURVEY PLAT OF

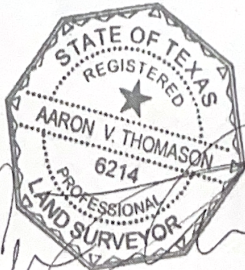
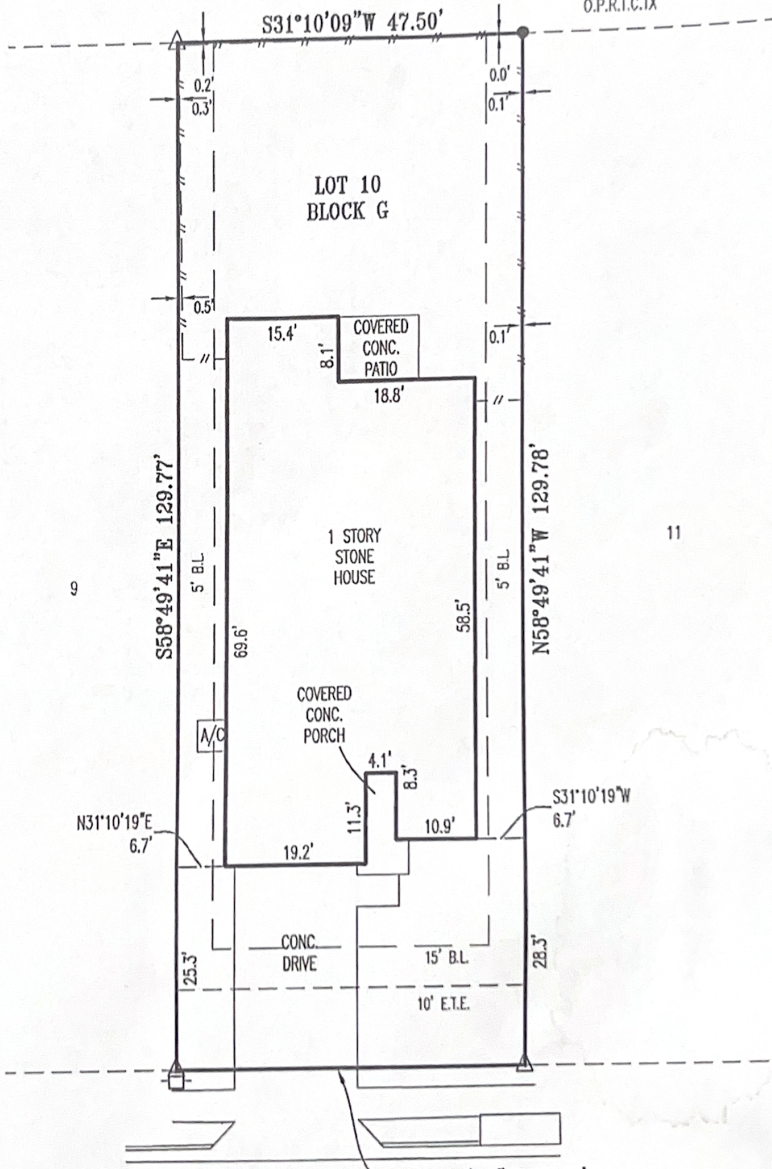
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74.419 ACRES
 THE VISTAS OF AUSTIN LTD
 DOCUMENT NO. 2007028448
 O.P.R.T.C.TX



LEGEND

- CAPPED IRON ROD FOUND
- △ CALCULATED POINT
- B.L. BUILDING LINE
- E.T.E. ELECTRIC AND TELECOMMUNICATIONS EASEMENT
- C&G CURB & GUTTER
- WATER METER
- //— WOOD FENCE



CRESCENDO LANE
 (50' ROW) **N31°10'19"E 47.50'**
 BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203)

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