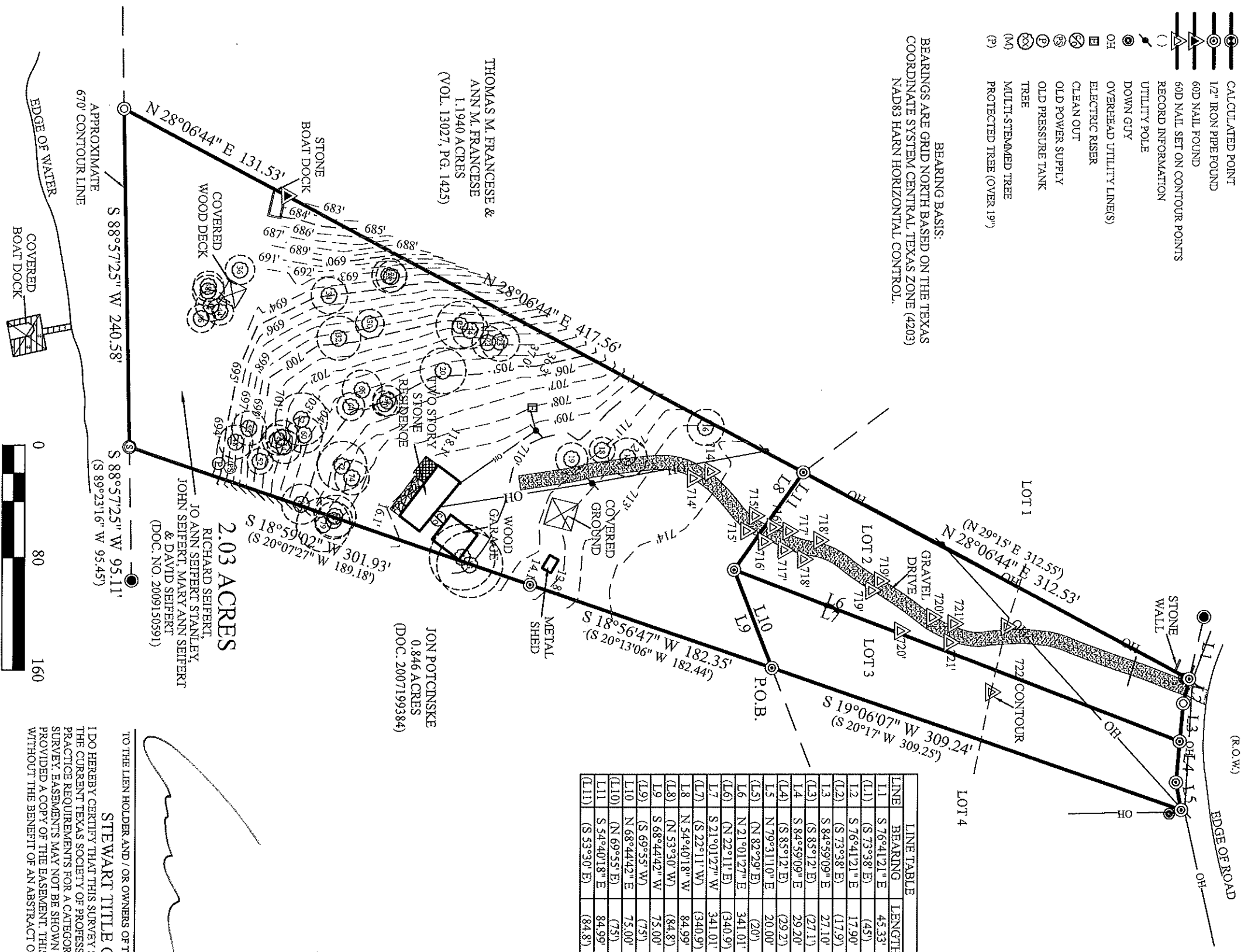


LEGEND

- 1 1/2" ROD FOUND
- CALCULATED POINT
- 1/2" IRON PIPE FOUND
- 60D NAIL FOUND
- 60D NAIL SET ON CONTOUR POINTS
- RECORD INFORMATION
- UTILITY POLE
- DOWN GUY
- OH OVERHEAD UTILITY LINE(S)
- EH ELECTRIC RISER
- CO CLEAN OUT
- PS OLD POWER SUPPLY
- PT OLD PRESSURE TANK
- TREE
- (M) MULTI-STEMMED TREE
- (P) PROTECTED TREE (OVER 19")

BEARING BASIS:
BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL, TEXAS ZONE (4203) NAD83 HARN HORIZONTAL CONTROL.

GERONIMO STREET
(R.O.W.)



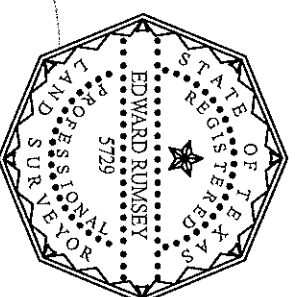
LINE	BEARING	LENGTH
L1	S 76°41'21" E	43.33'
(L1)	(S 73°38' E)	(45')
L2	S 76°41'21" E	17.90'
(L2)	(S 73°38' E)	(17.9')
L3	S 84°59'09" E	27.10'
(L3)	(S 85°12' E)	(27.1')
L4	S 84°59'09" E	29.20'
(L4)	(S 85°12' E)	(29.2')
L5	N 79°31'10" E	20.00'
(L5)	(N 82°29' E)	(20')
L6	N 21°01'27" E	341.01'
(L6)	(N 22°11' E)	(340.9')
L7	S 21°01'27" W	341.01'
(L7)	(S 22°11' W)	(340.9')
L8	N 54°40'18" W	84.99'
(L8)	(N 53°30' W)	(84.8')
L9	S 68°44'42" W	75.00'
(L9)	(S 69°55' W)	(75')
L10	N 68°44'42" E	75.00'
(L10)	(N 69°55' E)	(75')
L11	S 54°40'18" E	84.99'
(L11)	(S 53°30' E)	(84.8')

TREE LIST	
16	13" LIVE OAK
17	13.75" LIVE OAK
18	9.25" LIVE OAK
19	11.5" LIVE OAK
20	16.25" LIVE OAK
21	11.5" LIVE OAK
22	13.75" LIVE OAK
23	13" LIVE OAK
24	13" LIVE OAK
25	17" LIVE OAK
26	11" LIVE OAK
28	12.25" LIVE OAK
30	10.25" LIVE OAK
32	15.625" LIVE OAK (M)
34	10.5" LIVE OAK
36	13" LIVE OAK
38	10.75" LIVE OAK
40	11.25" LIVE OAK
42	11" LIVE OAK
44	9.5" LIVE OAK
46	10" LIVE OAK
48	12" LIVE OAK
50	12.25" LIVE OAK
52	9.25" LIVE OAK
54	12" LIVE OAK
56	10.75" LIVE OAK
58	12" LIVE OAK
60	13" LIVE OAK
62	16.75" LIVE OAK (M)
64	10" LIVE OAK
66	14.25" LIVE OAK
68	10.75" LIVE OAK
70	9" LIVE OAK
72	17.625" LIVE OAK (M)
74	12.25" LIVE OAK
76	15" LIVE OAK
77	13.25" LIVE OAK
79	19.25" LIVE OAK (P)
80	14.25" LIVE OAK
82	23.5" LIVE OAK
83	23.5" LIVE OAK

THOMAS M. FRANCESSE &
ANN M. FRANCESSE
1.1940 ACRES
(VOL. 13027, PG. 1425)

JON POTCINSKE
0.846 ACRES
(DOC. 2007199384)

2.03 ACRES
RICHARD SEIFERT,
JO ANN SEIFERT STANLEY,
JOHN SEIFERT, MARY ANN SEIFERT
& DAVID SEIFERT
(DOC. NO. 2009150591)



TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:
STEWART TITLE COMPANY
I DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 2, LAND TITLE SURVEY. EASEMENTS MAY NOT BE SHOWN IF THE SURVEYOR WAS NOT PROVIDED A COPY OF THE EASEMENT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

RESTRICTIONS

SUBJECT TO AN OVERFLOW EASEMENT GRANTED TO THE LOWER COLORADO RIVER AUTHORITY IN VOL. 621, PG. 468.
SUBJECT TO AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE OR SYSTEM EASEMENT GRANTED TO THE PEDERNALES ELECTRIC COOPERATIVE, INC. IN VOL. 676, PG. 633, VOL. 687, PG. 54, VOL. 822, PG. 465.

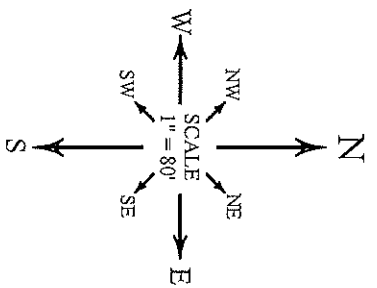
LEGAL DESCRIPTION

TRACT 1: BEING LOTS 2 AND 3, LAKE TRAVIS SUBDIVISION NUMBER 17, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT, RECORDED IN VOLUME 4, PAGE 152, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

TRACT 2: BEING 2.03 ACRES OF LAND, OUT OF THE ISLAH SURVEY NUMBER 510, ABSTRACT NUMBER 459, TRAVIS COUNTY, TEXAS, BEING SOUTH OF LOTS 2 AND 3, LAKE TRAVIS SUBDIVISION NUMBER 17, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 4, PAGE 152, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN TRACT OF LAND BETWEEN THE 670 AND 715 CONTOUR LINE GRANTED TO RICHARD SEIFERT, JO ANN SEIFERT STANLEY, JOHN SEIFERT, MARY ANN SEIFERT, AND DAVID SEIFERT, RECORDED IN DOCUMENT NUMBER 2009150591, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 2.03 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO AND MADE A PART HEREOF.

F.I.R.M. MAP INFORMATION

ADDRESS



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

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. 48453C02201 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 PLAN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

GREGORY HOLT AUSLEY & JADE AUSLEY
14321 GERONIMO STREET
LEANDER, TRAVIS COUNTY, TEXAS

SURVEY DATE:	JANUARY 03, 2022	FIELD BY:	DERECK SOLOMON	DATE:	08/04/2021
TITLE CO.:	STEWART TITLE COMPANY	CALC. BY:	CHRIS ZOTTER		08/10/2021
FILE NO.:	13E8711	DRAWN BY:	DAVIAN SMITH		08/11/2021
JOB NO.:	A1209921 - A0707921	UPDATE BY:	DAVID BAK		01/03/2022
		RPLS CHECK:	EDWARD RUNSEY		01/03/2022