

**SURVEY PLAT OF  
LOT 2, BLOCK 3, GREENSHORES ON LAKE AUSTIN PHASE ONE,  
A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE  
MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 200400036  
OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.  
LOCATED AT 3312 PEARCE ROAD.**

Those inundation easements recorded in  
Volume 106 Page 392 and Volume 120 Page 527  
of the Travis County Deed Records do not apply to this lot.

That roadway easement recorded in Volume 1295  
Page 408 of the Travis County Deed Records  
does not apply to this lot.

This lot is subject to a sewer pump and line easement  
(location not specified) needed to provide access  
from the wastewater facilities of Oakshores Water Co.  
as described in Document No. 2004021296 of the  
Travis County Official Public Records. Once the septic  
grinder pump and lines are constructed, the easement  
becomes limited to a 10' by 10' area centered on the  
pumps and 10' wide centered on the lines as installed.

This lot is subject to the terms of that Agreement  
described in Document No. 2001008615 of the Travis County  
Official Public Records.

This lot is included in those affected by that Notice of propane  
system recorded in Document No. 2013223793 of the Travis  
County Official Public Records.

That license agreement recorded in Document No. 2005035919 of the  
Travis County Official Public Records does not apply to this lot.

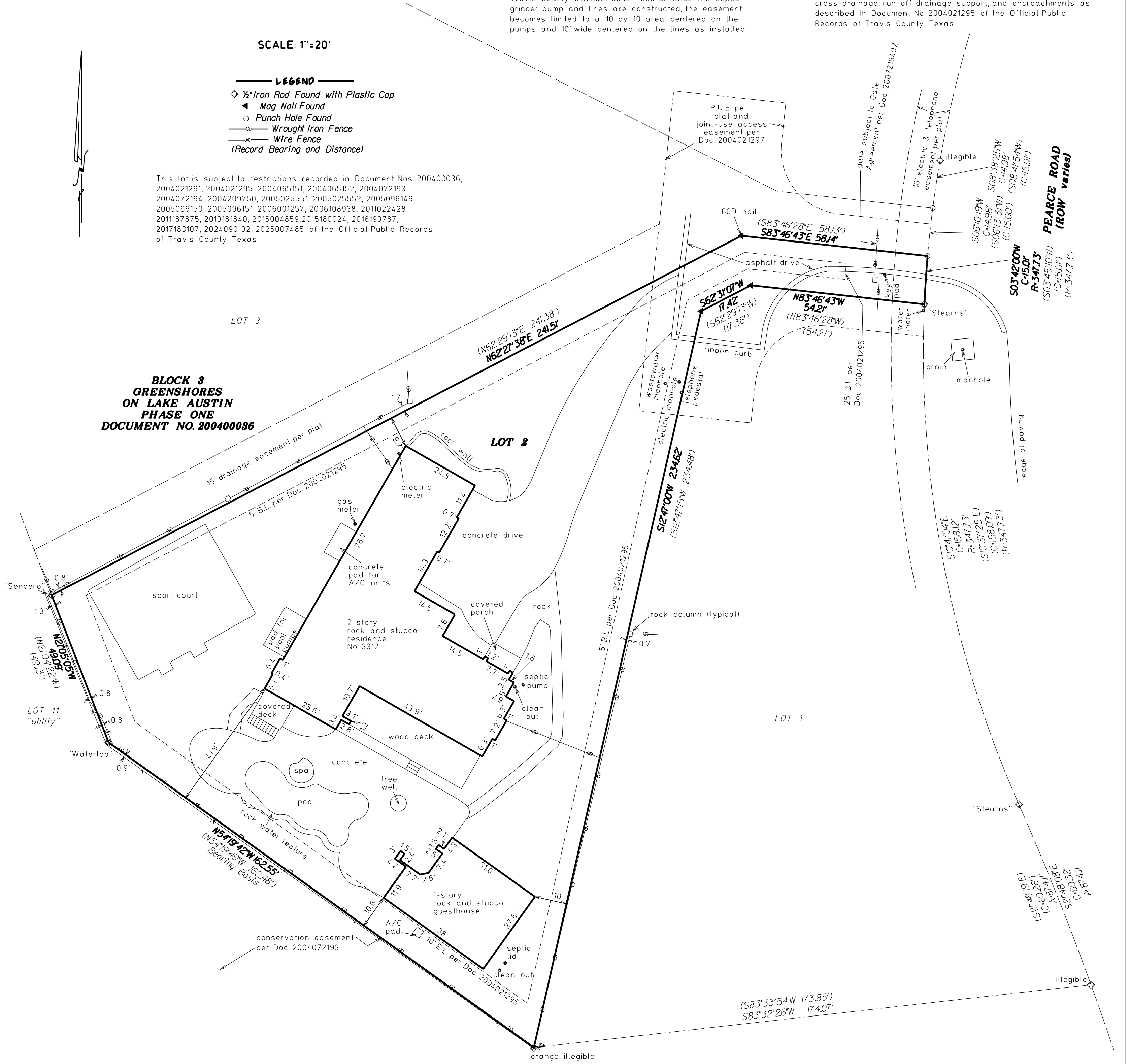
This lot is subject to easement rights, including those providing for  
cross-drainage, run-off drainage, support, and encroachments as  
described in Document No. 2004021295 of the Official Public  
Records of Travis County, Texas.

SCALE: 1"=20'

- LEGEND**
- ◊ 1/2" Iron Rod Found with Plastic Cap
  - ▲ Mag Nail Found
  - Punch Hole Found
  - Wrought Iron Fence
  - Wire Fence
  - (Record Bearing and Distance)

This lot is subject to restrictions recorded in Document Nos. 200400036,  
2004021291, 2004021295, 2004065151, 2004065152, 2004072193,  
2004072194, 2004209750, 2005025551, 2005025552, 2005096149,  
2005096150, 2005096151, 2006001257, 2006108938, 2011022428,  
2011187875, 2013181840, 2015004859, 2015180024, 2016193787,  
2017183107, 2024090132, 2025007485 of the Official Public Records  
of Travis County, Texas.

**BLOCK 3  
GREENSHORES  
ON LAKE AUSTIN  
PHASE ONE  
DOCUMENT NO. 200400036**



TO:  
Independence Title  
Title Resources Guaranty Company  
GF No. 2409451-WLKV

STATE OF TEXAS                    ×  
COUNTY OF TRAVIS               ×

The undersigned does hereby certify that a survey was this  
day made on the ground of the property legally described hereon  
and is correct and that there are no boundary line conflicts,  
encroachments, shortages in area, overlapping of improvements,  
visible utility lines, or roads in place, except as shown hereon,  
and said property abuts a dedicated road. This property lies within  
Zone X (areas determined to be outside the 100 year flood plain)  
according to Federal Emergency Management Agency Flood  
Insurance Rate Map Panel No. 480624 0430 K, dated January 22, 2020.  
THIS the 7th day of FEBRUARY A.D., 2025.

BY  
*Anne Thayer*  
Anne Thayer  
Registered Professional Land Surveyor No. 5850



**HOLT CARSON, INC.**  
1904 FORTVIEW ROAD  
AUSTIN, TX 78704  
(512) 442-0990

Texas Licensed Surveying Firm No. 10050700