

# CABINWOOD

(60' R)

## COVE

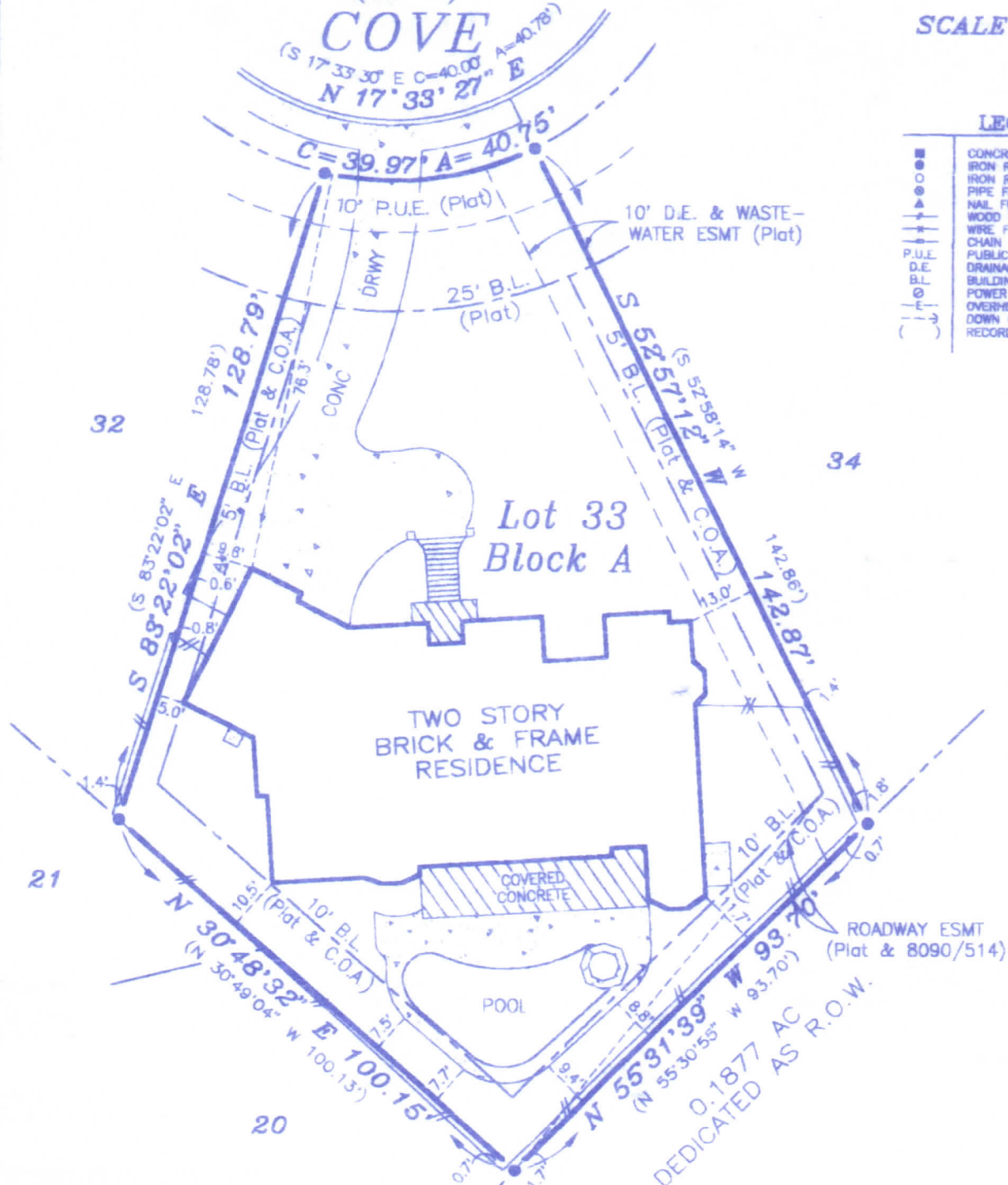
(S 17° 33' 30" E C=40.00' A=40.75°)  
N 17° 33' 27" E



SCALE: 1"=30'

### LEGEND

■	CONCRETE MONUMENT FOUND
○	IRON ROD FOUND
●	IRON ROD SET
△	PIPE FOUND
▲	NAIL FOUND
—	WOOD FENCE
—	WIRE FENCE
—	CHAIN LINK FENCE
—	PUBLIC UTILITY ESMT
—	DRAINAGE ESMT
—	BUILDING LINE
—	POWER POLE
—	OVERHEAD ELEC LINE
—	DOWN GUY
( )	RECORD CALL



### NOTES:

1. THIS LOT IS SUBJECT TO RESTRICTIVE COVENANTS AND ESMTS. RECORDED IN BK. 91, PG. 261 AND BK. 93, PG. 95, PLAT RECORDS, VOL. 11880, PG. 340 AND IN VOL. 11942, PG. 749, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.
2. THIS LOT IS SUBJECT TO A SUBDIVISION CONSTRUCTION AGREEMENT RECORDED IN VOL. 11906, PG. 63, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.
3. THIS LOT IS NOT SUBJECT TO AN ELEC/TEL ESMT. RECORDED IN VOL. 8912, PG. 704, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

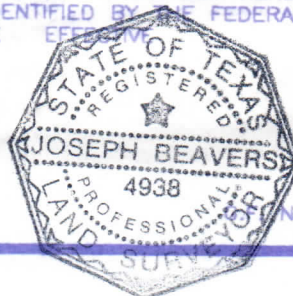
TO THE OWNERS, LIENHOLDERS AND LAWYERS TITLE COMPANY:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS TRUE AND CORRECT, AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE "X" AND IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, PANEL NO. 48453C 0250 E EFFECTIVE 6-16-1993

JOSEPH BEAVERS, R.P.L.S. No. 4938

DATE



No. 94-36796

McAngus Surveying  
Company, Inc.

1101 HWY. 360, SOUTH, E-230  
AUSTIN, TEXAS 78746  
(512) 328-9302

REFERENCE BRACKEN  
ADDRESS 1624 CABINWOOD COVE  
LEGAL DESCRIPTION LOT 33, BLOCK A, WOODS OF WESTLAKE  
HEIGHTS BK. 91, PG. 261-263 AND AMENDED IN BK. 93,  
PG. 95-97, TRAVIS COUNTY PLAT RECORDS.  
JOB NO. 94-189-033 FIELD BOOK 229/28