

- LEGEND**
- ⊗ IRON FENCE
  - ⊗ FIRE HYDRANT
  - EM □ ELECTRIC METER
  - GM □ GAS METER
  - WM □ WATER METER
  - MB ■ MAILBOX
  - TV ○ CATV PEDESTAL
  - IRFC ● 1/2" IRON ROD FOUND W/CAP STAMPED "CHAPARRAL"
  - SPF ● SPINDLE FOUND

CURVE NO.	RADIUS		CHORD BEARING	CHORD	ARC
C1	50.00'	ACTUAL	S 25°26'09" E	62.92'	68.05'
		RECORD	S 26°54'01" E	62.91'	68.04'

\*\* VOL. 12435, PG. 29 & VOL. 13133, PG. 296

PROPERTY SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENT RIGHTS RECORDED IN VOL. 99, PG. 54, VOL. 101, PG. 332, PLAT RECORDS, VOL. 12435, PG. 29, VOL. 12938, PG. 11, VOL. 12938, PG. 35, VOL. 12938, PG. 51, VOL. 12938, PG. 66, VOL. 13133, PG. 296, VOL. 13133, PG. 352, VOL. 13233, PG. 625, VOL. 13351, PG. 4223, REAL PROPERTY RECORDS AND DOC. NO. 2012016759, OFFICIAL PUBLIC RECORDS.

\* VOLUME 101, PAGE 332, PLAT RECORDS

**PLAT OF SURVEY**

Survey No. 16420

SCALE: 1" = 20'

GF 1638671-BOK

Said lot is in Zone X as identified by the Federal Emergency Management Agency on Community Panel No. 48453C 0435H & PER PLAT  
 Dated: SEP. 26, 2008

LOT NO. 35 BLOCK NO. "A"

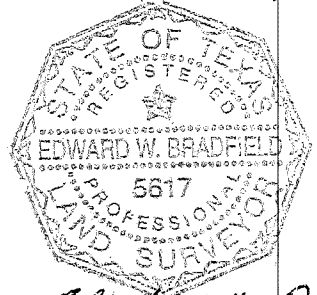
ADDITION OR SUBDIVISION REPLAT OF WESTVIEW ON LAKE AUSTIN PHASE C SECTION 3, \*  
 STREET ADDRESS 3001 PESCADERO COVE CITY AUSTIN COUNTY TRAVIS  
 SURVEY FOR INDEPENDENCE TITLE COMPANY REFERENCE MELVIN BROOKINS & JOSEPHINE VASQUEZ  
 TO: CHICAGO TITLE INSURANCE COMPANY

STATE OF TEXAS, COUNTY OF TRAVIS  
 I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS MADE THIS DAY ON THE GROUND AND IS TRUE AND CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

**SNS ENGINEERING, INC.**  
 12885 US Highway 183 North, Suite 101-B  
 Austin, Texas 78750  
 (512) 335-3944 \* (512) 250-8685 (Fax) **JM**

677/06, DC

All corners are 1/2-inch iron rod found unless otherwise noted. To the lien holders and/or the owners of the premises surveyed.



*Edward W. Bradfield*  
 Date: 11-02-2016