

BUYERS: KENNETH A. KALINOSKI AND JEAN M. KALINOSKI

LEGAL DESCRIPTION: LOT 11, WINDY COVE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 28, PAGE 41, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT PORTION OF SAID LOT CONVEYED IN VOLUME 3249, PAGE 1410, DEED RECORDS OF TRAVIS COUNTY, TEXAS, ALSO LOCALLY KNOWN AS 1810 ROCKCLIFF ROAD, AUSTIN, TEXAS.

**DEED REFERENCE FOR SUBJECT TRACT:**

ROBERT RAY IHRIG, TP  
JAY FRANK POWELL, ET UX,  
(LOT 11 LESS THE PORTION DESCRIBED)  
(IN VOL. 3249, PG. 1410)  
(DEED RECORDS, TRAVIS COUNTY, TEXAS)  
MARCH 8, 1971  
(4439/1331)

**LEGEND**

- ⊙ IRON PIPE FOUND
- IRON ROD FOUND
- ▲ NAIL FOUND
- △ CALCULATED POINT
- 1/2" IRON ROD SET W/CAP MARKED "RPLS 4267"
- "B" PROBABLE BUSH MONUMENT
- "TF" CAP MARKED "TERRA FIRMA"
- "TF?" CAP WITH ILLIGIBLE MARKINGS SAME SIZE AND TYPE AS THOSE MARKED "TF"
- "MMT" CAP MARKED "MM TRAV" McGRAY & McGRAY TRAVERS POINT
- "PLS" CAP MARKED "PRECISE LAND SURV"

**DEED HISTORY FOR NORTHWESTERLY PORTION OF LOT 11**

E.E. NAUMANN, TO  
D.L. LANDRUM, ET ALIUS,  
(PORTION OF LOT 11)  
NOVEMBER 2, 1966  
(3249/1410)

PAUL D. AGARWAL, ET UX, TO  
ANDREW B. SAIED, ET UX,  
(TRACT 2: 0.144 ACRE)  
AUGUST 18, 2004  
(2004160706)

INCLUDES THE  
"TERRA FIRMA SURVEY" DESCRIPTION

MARIAN B. WHELOCK, TRUSTEE, ET VIR, TO  
DAVID R. RICHARD, ET UX,  
(TRACT 3: 6.358 ACRES)  
FEBRUARY 4, 2000  
(2000017983)

ANDREW B. SAIED, ET UX, TO  
4646 ROCKCLIFF ROAD LAND TRUST  
(TRACT 2: 0.14 ACRE)  
AUGUST 29, 2013  
(2013166343)

DOES NOT INCLUDE THE DESCRIPTION

CORRECTION AFFIDAVIT  
NOVEMBER 25, 2013  
(TRACT 11: 0.14 ACRE)  
NOVEMBER 25, 2013  
(2013212233)

INCLUDES THE  
"PRECISE SURVEY" DESCRIPTION

**SURVEYOR'S NOTES:**

1. THIS TRACT MAY BE SUBJECT TO RESTRICTIONS SET OUT IN VOLUME 1544, PAGE 374, DEED RECORDS OF TRAVIS COUNTY, TEXAS.
2. IN ADDITION TO THE 30' BUILDING LINE SHOWN HEREON, LOT 11 IS SUBJECT TO (1) MINIMUM SPACE BETWEEN HOUSES ON ADJACENT LOTS SHALL BE 15 FEET; AND (2) A MINIMUM SIDELINE SETBACK OF 5 FEET WITH A MINIMUM TOTAL SIDELINE SETBACK OF 15 FEET PER THE PLAT (28/41).
3. THE NORTHWEST LINE OF THIS TRACT OF LAND IS SUBJECT TO THAT BOUNDARY LINE AGREEMENT EXECUTED ON SEPTEMBER 15, 1973 BY D.L. LANDRUM, MONROE VIVION, JAY FRANK POWELL AND ELEANOR V. POWELL, AS RECORDED IN VOLUME 4762, PAGE 1957, DEED RECORDS OF TRAVIS COUNTY, TEXAS.
4. THIS TRACT IS SUBJECT TO AN EASEMENT AGREEMENT FOR WATER PIPELINE, SAID EASEMENT TO BE 5 FEET IN WIDTH ACROSS THE NORTHWEST CORNER OF THIS TRACT, AS RECORDED IN DOCUMENT NUMBER 2013029311, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THE EASEMENT DOCUMENT DOES NOT INCLUDE A SPECIFIC DESCRIPTION AND IS NOT SHOWN HEREON.
5. THE 20' ROAD EASEMENT SET OUT ALONG THE NORTHWESTERLY LINE OF LOT 11 ON THE RECORDED PLAT (28/41), PLAT RECORDS OF TRAVIS COUNTY, TEXAS, WAS ABANDONED BY ORDER OF THE TRAVIS COMMISSIONERS' COURT ON NOVEMBER 7, 1966 AS RECORDED IN (3238/2239) DEED RECORDS OF TRAVIS COUNTY, TEXAS.
6. FOR ADDITIONAL INFORMATION REGARDING THE CONSTRUCTION OF THE BOUNDARIES SHOWN HEREON, SEE McMINN LAND SURVEYING COMPANY SURVEY PLAT NO. 082014.

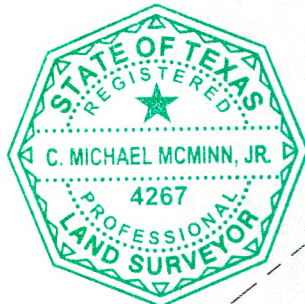
TO KENNETH A. KALINOSKI, JEAN M. KALINOSKI, AUSTIN TITLE COMPANY AND FIDELITY NATIONAL TITLE INSURANCE COMPANY, EXCLUSIVELY;

The undersigned does hereby state that this survey was this day made on the ground of the property legally described hereon and is correct to the best of my knowledge, and that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility lines or roads in place except as shown or noted hereon, and that said property has access to and from a dedicated roadway, except as shown or noted hereon.

C. Michael McMinn, Jr., R.P.L.S.No. 4267

THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE IN GREEN INK AND THE IMPRESSION SEAL OF THE ABOVE SURVEYOR.

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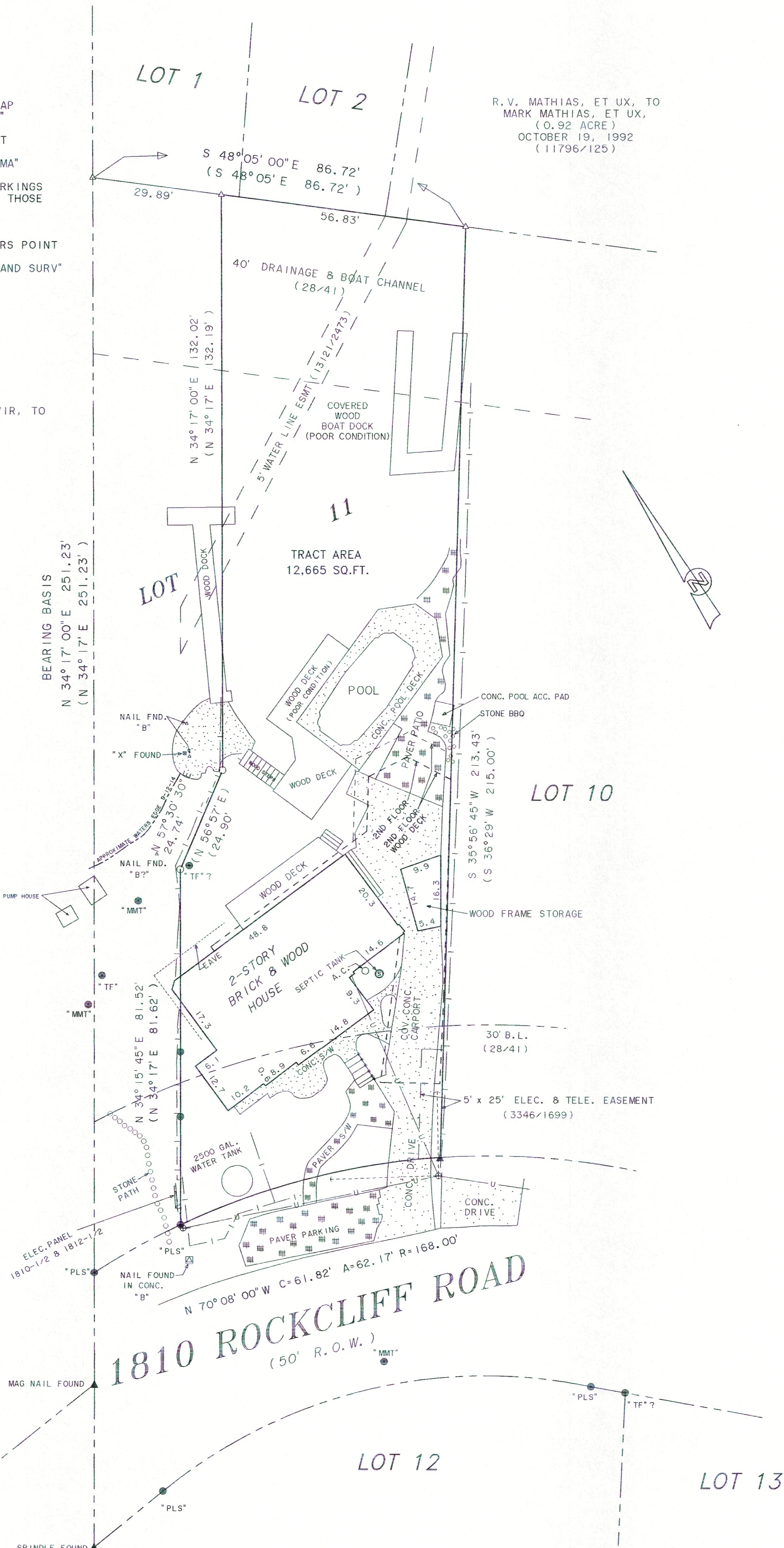
G.F. AUT-22-6685-AUT17002851TH

DATE April 21, 2022

SCALE 1" = 20'

FB/PG 293/40; 339/67

J.O.# 041022



R.V. MATHIAS, ET UX, TO  
MARK MATHIAS, ET UX,  
(0.92 ACRE)  
OCTOBER 19, 1992  
(11796/125)

**McMinn**  
Land Surveying Company  
4008 GREENMOUNTAIN LANE  
AUSTIN, TEXAS 78759  
(512) 343-1970  
FIRM NO. 10094300