

RESTRICTIONS

SUBJECT TO RESTRICTIONS IN VOLUME 17422, PAGE 1194, VOLUME 17422, PAGE 1628, VOLUME 17449, PAGE 24, VOLUME 12411, PAGE 218, VOLUME 12410, PAGE 218, VOLUME 12412, PAGE 218, VOLUME 12791, PAGE 398, VOLUME 12787, PAGE 1780, VOLUME 12894, PAGE 1549, VOLUME 12904, PAGE 1 AND AS PER PLAT VOLUME 94, PAGES 394-401.

SUBJECT TO 66'1" MINIMUM LOT WIDTH, THE REAR PORTION OF THE LOT, AS PER PLAT VOLUME 94, PAGES 394-401.

SUBJECT TO UNDIVISION AND OVERFLOW EASEMENT GRANTED TO L.C.R.A., INC. IN VOLUME 623, PAGE 360, VOLUME 655, PAGE 04, AND AS PER PLAT VOLUME 94, PAGES 394-401.

SUBJECT TO PROVISION REGARDING BUILDING LINES IN VOLUME 12422, PAGE 1194, VOLUME 12441, PAGE 234, VOLUME 12791, PAGE 396.

SUBJECT TO ROADWAY EASEMENT AGREEMENT IN VOLUME 970, PAGE 395, (UNABLE TO PLOT DUE TO CURRENT AVAILABLE INFORMATION).

SUBJECT TO INTERESTS EASEMENT IN VOLUME 12135, PAGE 1491, (UNABLE TO PLOT DUE TO CURRENT AVAILABLE INFORMATION).

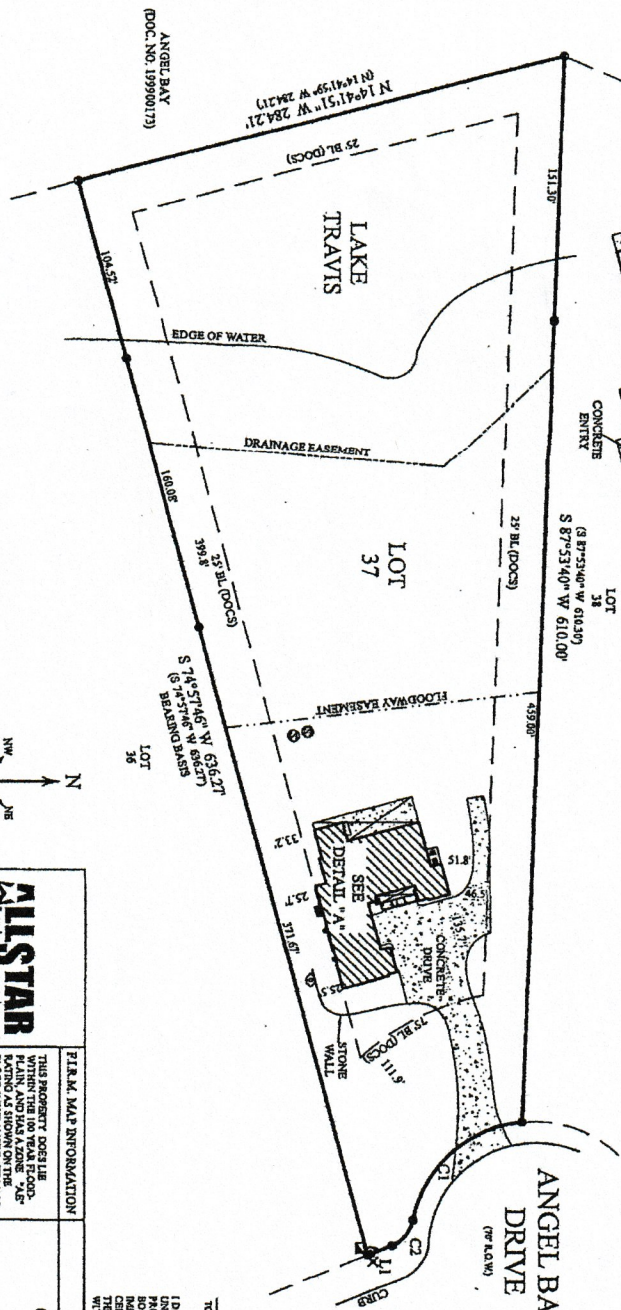
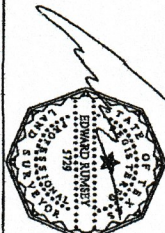
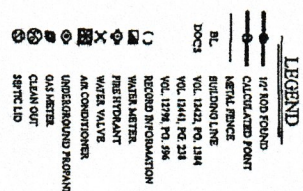
CURRENTLY SUBJECT TO EASEMENT GRANTED TO THE OWNERS OF THE BENEFITED LAND, IN VOLUME 11350, PAGE 665, (UNABLE TO PLOT DUE TO CURRENT AVAILABLE INFORMATION).

LOT 31, THE COVES ON LAKE KRAVIS PHASE ONE, SECTION A, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 94, PAGE 396, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY THE OWNER SHOULD CHECK THE LOCAL GOVERNING AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER BUILDING REQUIREMENTS.

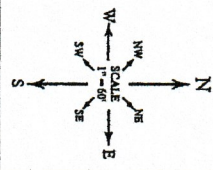
••NOTICE••

ANGEL BAY



CURVE TABLE				
CURVE	RADITS	ARC	BEARING	CHORD
C1	70.00°	89.79°	S 42° 8.809" E	13.76
(C1)	(70.00°)	(89.79°)	(S 42° 8.809" E)	(13.76)
C2	20.00°	19.63°	S 51° 0.131" E	18.85
(C2)	(20.00°)	(19.63°)	(S 50° 55.24" E)	(18.86)

LINE TABLE	
LINE	BEARING LENGTH
L1	S 22° 16' 02" E 14.75'
(L1)	(S 22° 47' 52" E) (14.72)



MILLSTAR
Land surveying
9020 ANDERSON MILL RD.
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TWILF FIDM NO. 16135009

F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "A5" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 485330/19111 PANEL: 0193H
DATED: SEPTEMBER 26, 2004

THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY, AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. THE FLOODING INFORMATION IS BASED ON THE FLOODING INFORMATION ON THE FLOOD INSURANCE RATE MAPS, AND IS NOT A GUARANTEE OF THE STATUS OF THIS TRACT.

CHRISTINA CLAYCAMP AND
TYSON W. CLAYCAMP
1907 ANGEL BAY DRIVE
SPICEWOOD, TRAVIS COUNTY, TEXAS

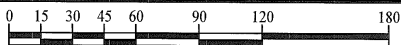
SURVEY DATE:	OCTOBER 16, 2019	FILED BY:	DUSTIN CARTER	10/16/2019
TITLE CO.:	CAPITAL TITLE OF TEXAS	CALC. BY:	CHRIS ZOETTER	10/16/2019
D.P. NO.:	-	DRAWN BY:	DAVID SMITH	10/16/2019
JOB NO.:	A1002019 - A1001118 - A0812314	RELS CHECK:	EDWARD RUMASEY	10/16/2019
	- A0703903			

[Handwritten signature]

$$\frac{\frac{1}{a}}{b} = \frac{1}{ab}$$

James Thompson

$$\frac{102}{2}$$



Scale 1"=60'

Travis Coves Joint Venture
Remainder of 648.658 Acre Tract
12236/ 1483
(per plat)

(N 14°41'59" W, 284.21')
(N 14°41'51" W, 284.21')

LAKE TRAVIS

SIGNED BY: _____

LEGEND

- CALCULATED POINT
- 1/2" REBAR FOUND
- 1/2" REBAR SET
- METAL FENCE
- () RECORD INFORMATION
- ⊗ WATER METER
- ⊕ FIRE HYDRANT
- ⊙ WATER VALVE

AUSTIN HILLS & LAKES INC.
19907 ANGEL BAY DRIVE
LOT 37, THE COVES ON LAKE
TRAVIS PHASE ONE, SECTION
A
SPICEWOOD, TRAVIS
COUNTY, TEXAS
VOLUME 94, PAGE 396-401

RESTRICTIONS:

Subject to restrictions in Volume 12422, Page 1384, Volume 12422, Page 1426, Volume 12439, Page 24, Volume 12441, Page 238, Volume 12484, Page 2071, Volume 12654, Page 928, Volume 12798, Page 596, Volume 12887, Page 1780, Volume 12894, Page 1949, Volume 12908, Page 1 and as per plat Volume 94, Pages 396-401.

Subject to 691' MSL contour line traverses the rear portion of the lot, as per plat Volume 94, Pages 396-401.

Subject to inundation and overflow easement granted to L.C.R.A. in Volume 623, Page 369, Volume 655, Page 424, and as per plat Volume 94, Pages 396-401.

Subject to Provisions regarding building lines in Volume 12422, Page 1384, Volume 12441, Page 238, Volume 12798, Page 596.

Subject to roadway easement agreement in Volume 9870, Page 959, (Unable to plot due to current available information).

Subject to ingress/egress easement in Volume 12236, Page 1491, (Unable to plot due to current available information).

Subject to water line easement granted to the owners of the benefited land, in Volume 13350, Page 663, (Unable to plot due to current available information).

SURVEY DATE: 07/08/2005
Title Co.: Gracy Title Co.
G.F. # 503408
JOB No. A0703905

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. 48453C 0794F PANEL: 0794F DATED: April 15, 2002

This certification is for insurance purposes only and is not a guarantee that this property will or will not flood. Contact your local floodplain administrator for the current status of this tract.

FIELD WORK	Zotter/Peter	07/07/2005
DRAFTING	Jeremy Warren	07/08/2005
FINAL CHECK	Leo Bond	07/08/2005
ADD. TOPO	Obadiah Ocasio	07/20/2005

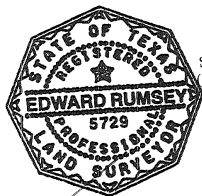
ALLSTAR
Land Surveying
12731 Research Blvd.
Building A, Suite 106
Austin, TX 78759
(512) 249-8149 phone
(512) 331-5217 fax

LOT 37

TREE LEGEND

- 100 6" OAK
- 101 5" OAK
- 102 7" OAK
- 103 7" OAK
- 104 8" OAK
- 105 7" OAK
- 106 7" OAK
- 107 7" OAK
- 108 7" OAK
- 109 8" OAK
- 110 7" OAK
- 111 7" OAK
- 112 7" OAK
- 113 7" OAK
- 114 7" OAK
- 115 7" OAK
- 116 7" OAK
- 117 7" OAK
- 118 7" OAK
- 119 7" OAK
- 120 7" OAK
- 121 7" OAK
- 122 7" OAK
- 123 7" OAK
- 124 7" OAK
- 125 7" OAK
- 126 7" OAK
- 127 7" OAK
- 128 7" OAK
- 129 7" OAK
- 130 7" OAK
- 131 7" OAK
- 132 7" OAK
- 133 7" OAK
- 134 7" OAK
- 135 7" OAK
- 136 7" OAK
- 137 7" OAK
- 138 7" OAK
- 139 7" OAK
- 140 7" OAK
- 141 7" OAK
- 142 7" OAK
- 143 7" OAK
- 144 7" OAK
- 145 7" OAK
- 146 7" OAK
- 147 7" OAK
- 148 7" OAK
- 149 7" OAK
- 150 7" OAK
- 151 7" OAK
- 152 7" OAK
- 153 7" OAK
- 154 7" OAK
- 155 7" OAK
- 156 7" OAK
- 157 7" OAK
- 158 7" OAK
- 159 7" OAK
- 160 7" OAK
- 161 7" OAK
- 162 7" OAK
- 163 7" OAK
- 164 7" OAK
- 165 7" OAK
- 166 7" OAK
- 167 7" OAK
- 168 7" OAK
- 169 7" OAK
- 170 7" OAK
- 171 7" OAK
- 172 7" OAK
- 173 7" OAK
- 174 7" OAK
- 175 7" OAK
- 176 7" OAK
- 177 7" OAK
- 178 7" OAK
- 179 7" OAK
- 180 7" OAK
- 181 7" OAK
- 182 7" OAK
- 183 7" OAK
- 184 7" OAK
- 185 7" OAK
- 186 7" OAK
- 187 7" OAK
- 188 7" OAK
- 189 7" OAK
- 190 7" OAK
- 191 7" OAK
- 192 7" OAK
- 193 7" OAK
- 194 7" OAK
- 195 7" OAK
- 196 7" OAK
- 197 7" OAK
- 198 7" OAK
- 199 7" OAK
- 200 7" OAK

TBM = Top of Watermeter
(Elevation = 761.18')
(1' Contour Interval)



ANGEL BAY DRIVE

TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO

GRACY TITLE COMPANY

I do hereby certify that this survey was this day made on the ground under my supervision and to the best of my knowledge of the property legally described hereon and that there are no boundary line conflicts, encroachments overlapping of improvements, or roads in place, except as shown hereon, and certifies only to the legal description and easements shown on the referenced title commitment.

T-47.1 RESIDENTIAL REAL PROPERTY DECLARATION IN LIEU OF AFFIDAVIT
(Provided in accordance with Texas Civil Practice and Remedies Code Section 132.001)

Date: _____ GF No. _____

Declarant: _____

Description of Property: _____

County _____, Texas

Date of Survey: _____

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

The undersigned declares as follows:

1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of my actual knowledge and belief, since the Date of the Survey, there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, or other permanent improvements or fixtures;
 - b. changes in the location of boundary fences or boundary walls;
 - c. construction projects on immediately adjoining property(ies) which construction occurred on or near the boundary of the Property;
 - d. conveyances, replattings, easement grants and/or easement dedications(such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below):

5. I understand that Title Company is relying on the truthfulness of the statements made in this Declaration to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Declaration is not made for the benefit of any other parties and does not constitute a warranty or guarantee of the location of improvements.

6. I understand that I have no liability to Title Company should the information in this Declaration be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.
7. ALL STATEMENTS IN THIS DECLARATION ARE TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

My name is _____ My date of birth is _____ and my address is _____ I declare under penalty of perjury that the foregoing is true and correct. Executed in _____ County, State of _____, on the _____ day of _____, _____. Signed: <div style="border: 1px solid black; height: 25px; width: 100%; margin-top: 5px;"></div> Declarant	My name is _____ My date of birth is _____ and my address is _____ I declare under penalty of perjury that the foregoing is true and correct. Executed in _____ County, State of _____, on the _____ day of _____, _____. Signed: <div style="border: 1px solid black; height: 25px; width: 100%; margin-top: 5px;"></div> Declarant
--	--