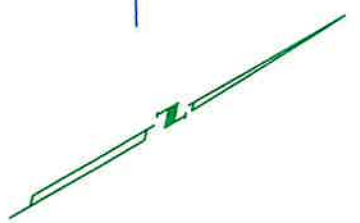
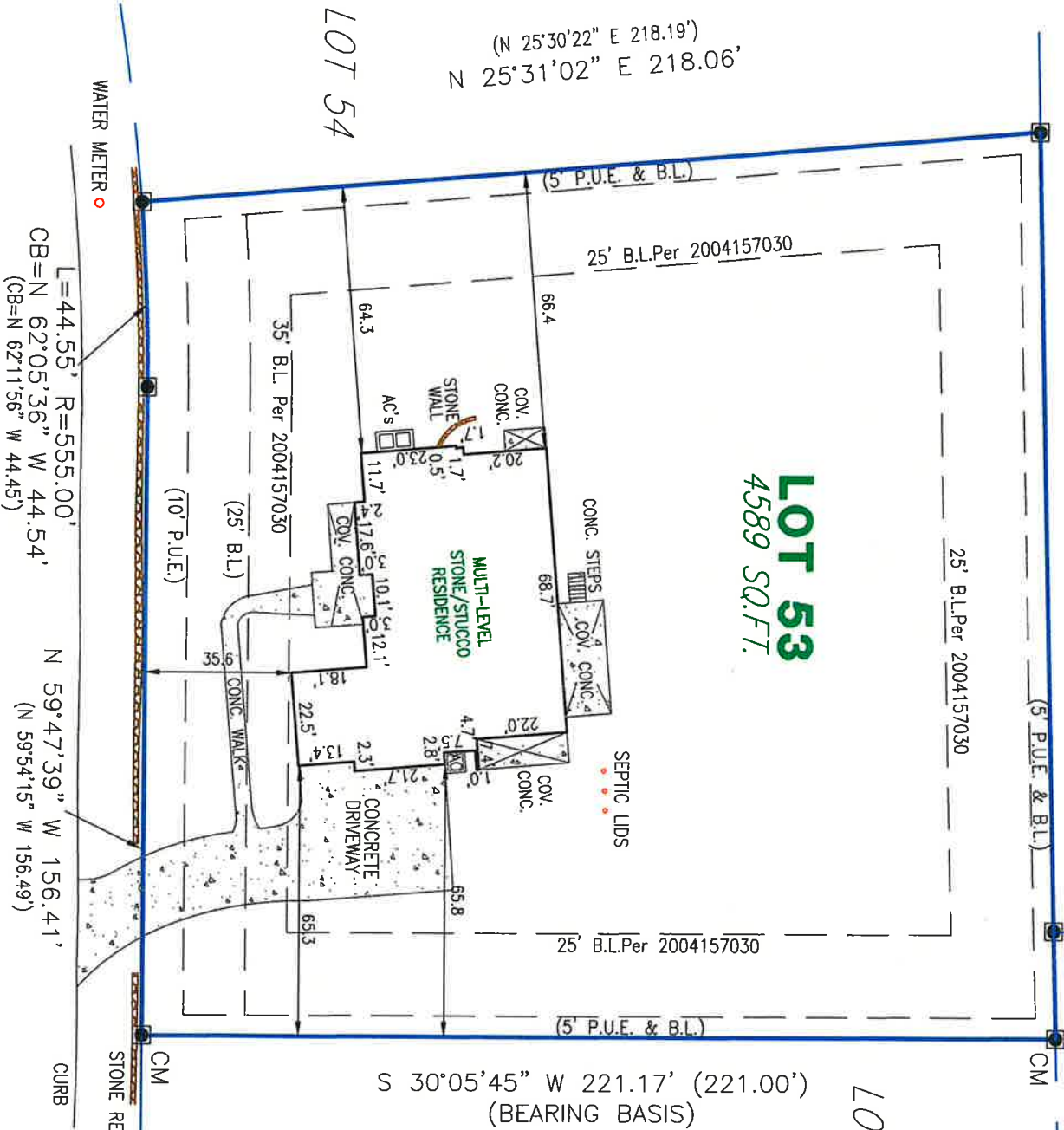


LOT 48
 (S 61°17'39" E 218.42')
 S 61°16'12" E 218.39'

LOT 49



LOT 53
 4589 SQ.FT.



PALAZZA ALTO
 (PLATTED AS HEAVENLY VALLEY DRIVE)
 (60' R.O.W.)

Notes:
 1) Subject to restrictions and easement rights as stated in V.812, P.366; V.3769, P.694; V.4713, P.1388 and Doc. No. 2001052618; 2002070102; 2004148598; 2004157030; 2006080033; 2009147855; 2011020154; 2011072005; 2013221493; 2016011514; 2016071252. Real Property Records and in Doc. No. 200100106, Official Public Records.

2) Easements per V.586, P.321; V.324, P.337; V.2268, P.467; V.8831, P.74, Real Property Records, contains insufficient data to locate.

3) Easements per V.2282, P.477; V.3513, P.372; V.4174, P.971; V.4950, P.722 & 2000153768; V.5746, P.1870; V.5746, P.1895; V.8714, P.341; V.10611, P.931, Real Property Records, do not affect this lot.



- LEGEND**
- 1/2" REBAR FOUND
 - 1/2" CAPPED REBAR SET
 - 1/2" IRON PIPE FOUND
 - 60D NAIL FOUND
 - 60D NAIL SET
 - ⊗ CAPPED REBAR FOUND
 - ⊗ "x" SET IN CONCRETE
 - ⊗ "x" FOUND IN CONCRETE
 - SPINDLE FOUND
 - PUNCH HOLE FOUND
 - CHAIN LINK FENCE
 - WOOD FENCE
 - METAL FENCE
 - M BUILDING LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - () PER PLAT
 - () CONTROL MONUMENT
 - C.M. RIGHT OF WAY
 - R.O.W. FINISHED FLOOR ELEVATION
 - F.F.E. OVERHEAD ELECTRIC
 - OH POWER POLE
 - AC AIR CONDITIONER



Victor M. Garza
 TO THE LIEBHOLDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED AND TO
 FIRST NATIONAL TITLE INSURANCE COMPANY
 CAPITAL TITLE OF TEXAS, LLC
 I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE ON
 THE GROUND, UNDER MY SUPERVISION, OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS
 PREPARED IN ACCORDANCE TO THE TITLE COMMITMENT REFERENCED HEREON, AND THAT THERE
 ARE NO VISIBLE BOUNDARY LINE CONFLICTS, ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS,
 OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON.

FLOOD CERTIFICATION

THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 0405H, DATED 09/26/08. IT IS REPRESENTED AS IN ZONE "X". HOWEVER, AT THE PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAN ADMINISTRATOR.

STREET ADDRESS: 205 PALAZZA ALTO

CITY: LAKEWAY COUNTY: TRAVIS STATE OF TEXAS

LOT: 53 SUBDIVISION: BELLA MONTAGNA ESTATES, (FORMERLY KNOWN AS ROUND MOUNTAIN ESTATES 2)

REFERENCE NAME: MANUEL JOSEPH & MEENA JOSEPH DOCUMENT NO: 200100103 OFFICIAL PUBLIC RECORDS

AW3 FINAL: 08/21/17

G.F. #: 17-318017-GP



B & G SURVEYING, LLC

FIRM REGISTRATION NO. 100363-00

WWW.BANDGSURVEY.COM

1404 West North Loop Blvd.
 Austin, Texas 78756
 Office 512*458-6969

JOB #: B0810717_TLW

DATE: 11/12/15

SCALE: 1" = 40'

FIELD WORK BY	ML	11/11/15
CALCD BY	ML	11/11/15
DRAWN BY	PR	11/12/15
CHECKED BY	VG/ML	11/12/15