

RESTRICTIONS

SUBJECT TO RESTRICTIONS RECORDED IN VOL. 3452, PG. 263, AMENDED IN VOL. 3489, 943 AND VOL. 4658, PG. 2071.
 SUBJECT TO RESTRICTIVE COVENANTS IN VOL. 64, PG. 82.
 SUBJECT TO ROADWAY EASEMENT RECORDED IN VOL. 64, PG. 82.
 SUBJECT TO EASEMENT RECORDED IN VOL. 64, PG. 82.
 SUBJECT TO INUNDATION EASEMENT TO THE 670 FOOT CONTOUR GRANTED TO LOWER COLORADO RIVER AUTHORITY IN VOL. 601, PG. 158.
 SUBJECT TO INUNDATION EASEMENT TO THE 715 FOOT CONTOUR GRANTED TO LOWER COLORADO RIVER AUTHORITY IN VOL. 661, PG. 374.

LEGAL DESCRIPTION

BEING 2.17 OF AN ACRES OF LAND, BEING A PORTION OF LOT 45, LICK CREEK RANCH, A SUBDIVISION PHASE II - SECTION ONE, RECORDED IN VOLUME 64, PAGE 82, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING THAT CERTAIN PATRICIA ANN GREENSPAN TRACT RECORDED IN DOCUMENT NUMBER 2003092366, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 2.17 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

LEGEND

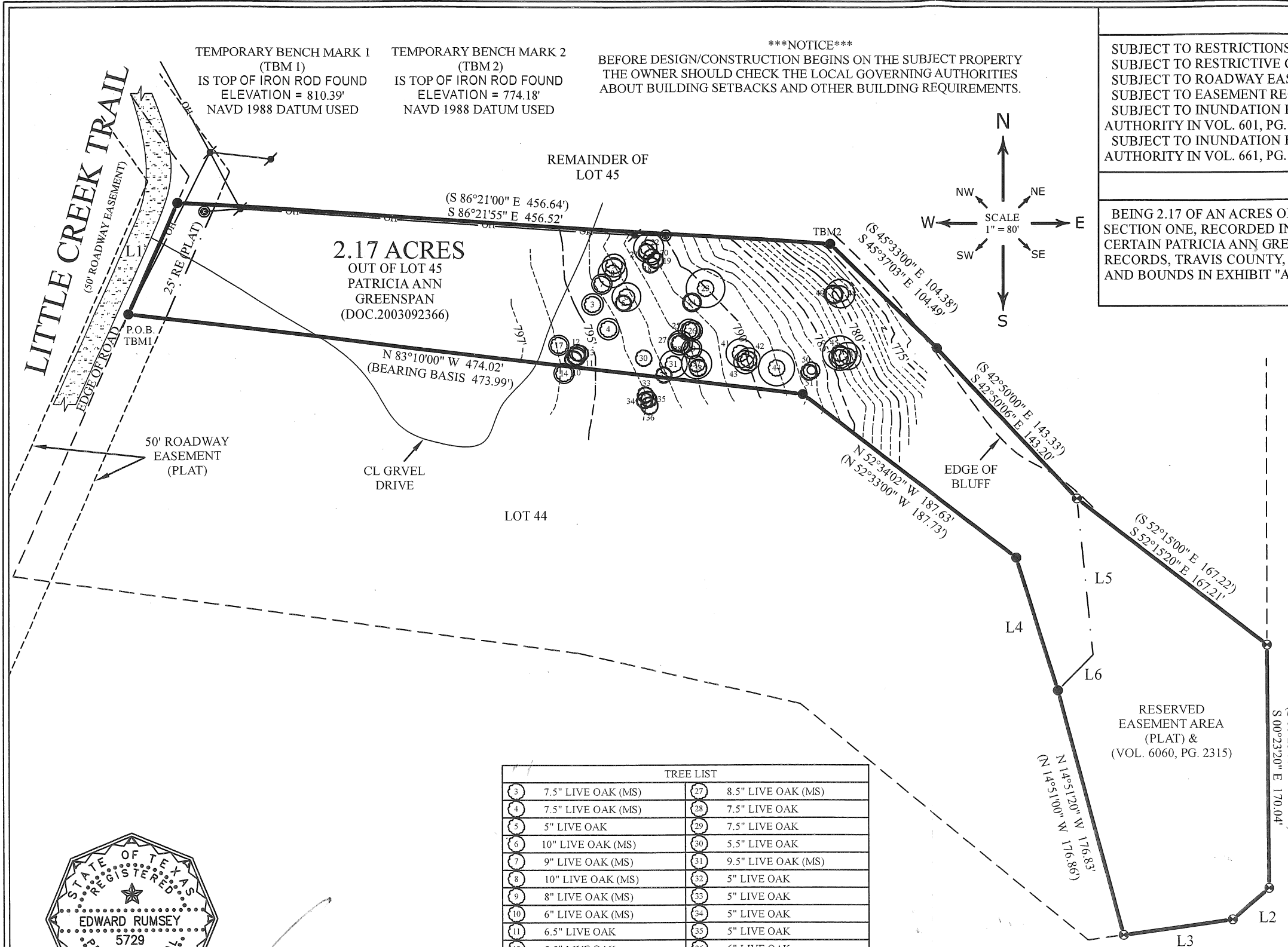
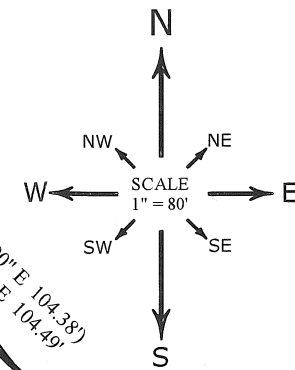
- CALCULATED POINT
- 1/2" ROD FOUND
- RE ROADWAY ESMT
- () RECORD INFORMATION
- ⊙ UTILITY POLE
- ⊙ DOWN GUY
- OH OVERHEAD UTILITY LINE(S)
- P.O.B. POINT OF BEGINNING
- (MS) MULTI-STEM TREE

LINE	BEARING	LENGTH
L1	N 23°43'12" E	84.96'
(L1)	(N 23°38'00" E)	(84.99')
L2	S 49°20'40" W	33.57'
(L2)	(S 49°21'00" W)	(33.57')
L3	S 81°58'40" W	76.74'
(L3)	(S 81°59'00" W)	(76.74')
L4	N 17°12'21" W	97.21'
(L4)	(N 17°10'00" W)	(97.25')
L5	S 05°48'21" E	109.63'
(L5)	(S 06°47'00" E)	(109.58')
L6	S 44°27'00" W	35.00'
(L6)	(S 44°27'00" W)	(35.00')

TREE LIST			
3	7.5" LIVE OAK (MS)	27	8.5" LIVE OAK (MS)
4	7.5" LIVE OAK (MS)	28	7.5" LIVE OAK
5	5" LIVE OAK	29	7.5" LIVE OAK
6	10" LIVE OAK (MS)	30	5.5" LIVE OAK
7	9" LIVE OAK (MS)	31	9.5" LIVE OAK (MS)
8	10" LIVE OAK (MS)	32	5" LIVE OAK
9	8" LIVE OAK (MS)	33	5" LIVE OAK
10	6" LIVE OAK (MS)	34	5" LIVE OAK
11	6.5" LIVE OAK	35	5" LIVE OAK
12	5.5" LIVE OAK	36	6" LIVE OAK
13	5" LIVE OAK	37	10.5" LIVE OAK (MS)
14	7" LIVE OAK	38	6" LIVE OAK
17	7" LIVE OAK	41	10" LIVE OAK
18	5" LIVE OAK	42	8" LIVE OAK
19	5" LIVE OAK	43	8" LIVE OAK
20	5.5" LIVE OAK	44	12.5" LIVE OAK (MS)
21	5" LIVE OAK	45	12" LIVE OAK
22	10.5" LIVE OAK (MS)	46	7.5" LIVE OAK
23	13.5" LIVE OAK	47	9.5" LIVE OAK
24	6.5" LIVE OAK	48	10" LIVE OAK (MS)
25	7.5" LIVE OAK	49	6.5" LIVE OAK
26	7" LIVE OAK	50	3" LIVE OAK
		51	5" LIVE OAK

NOTICE

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



Edward Rumsey

TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:
CAPITAL TITLE

I DO HEREBY CERTIFY THAT THIS SURVEY WAS 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. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

ALLSTAR Land surveying
 9020 ANDERSON MILL RD
 AUSTIN, TEXAS 78729
 (512) 249-8149 PHONE
 (512) 331-5217 FAX
 TBPLS FIRM NO. 10135000

F.I.R.M. MAP INFORMATION
 A PORTION OF THIS PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "A" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48453C0380H PANEL: 0380H
 DATED: SEPTEMBER 26, 2008
 THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

ADDRESS	
J. CAROL PARSONS 4501 LITTLE CREEK TRAIL SPICEWOOD, TRAVIS COUNTY, TEXAS	
SURVEY DATE:	AUGUST 12, 2015
TITLE CO.:	CAPITAL TITLE
G.F. NO.:	14-192801-AL
JOB NO.:	A0805515 - A0713715 - A0810514
FIELD BY:	JONATHAN MOHR
CALC. BY:	CHRIS ZOTTER
DRAWN BY:	ADRIEL LOPEZ
RPLS CHECK:	EDWARD RUMSEY
	08/20/2014
	08/21/2014
	08/21/2014
	08/22/2014