STEARNS AND ASSOCIATES, INC.

11303 TEDFORD STREET / AUSTIN, TEXAS / 78753 / (512) 836-0533

LOCAL ADDRESS : 407 TARBET DRIVE

REFERENCE NAME : AUSTIN TRAVIS HOMES, INC

LEGAL DESCRIPTION : LOT 749 OF "BRIARCLIFF INC. SECTION 15 ", AN ADDITION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 49 AT PAGE14-15 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

NOTE : SINCE SURVEY AND SURVEY PLAT PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT, THERE MAY BE OTHER EASEMENTS AND/OR BUILDING SETBACK LINE REQUIREMENTS AFFECTING SUBJECT TRACT, NOT SHOWN ON THIS SURVEY PLAT.

RESTRICTIONS RECORDED IN VOLUME 42 / PAGE 47 AND VOLUME 49 / PAGE 14, PLAT RECORDS OF TRAVIS COUNTY, TEXAS; AND VOLUME 5985 / PAGE 229 AND VOLUME 8341 / PAGE 242, DEED RECORDS OF TRAVIS COUNTY, TEXAS; DOCUMENT NO. 1999162599, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, CHARGES AND LIENS AS SET FORTH IN THOSE CERTAIN DECLARATIONS RECORDED IN VOLUME 5985 / PAGE 229 AND VOLUME 8341 / PAGE 242, DEED RECORDS OF TRAVIS COUNTY, TEXAS AND DOCUMENT NO. 1999162599, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

BLANKET ELECTRIC TRANSMISSION LINE EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 3302 / PAGE 1275, DEED RECORDS OF TRAVIS COUNTY, TEXAS.

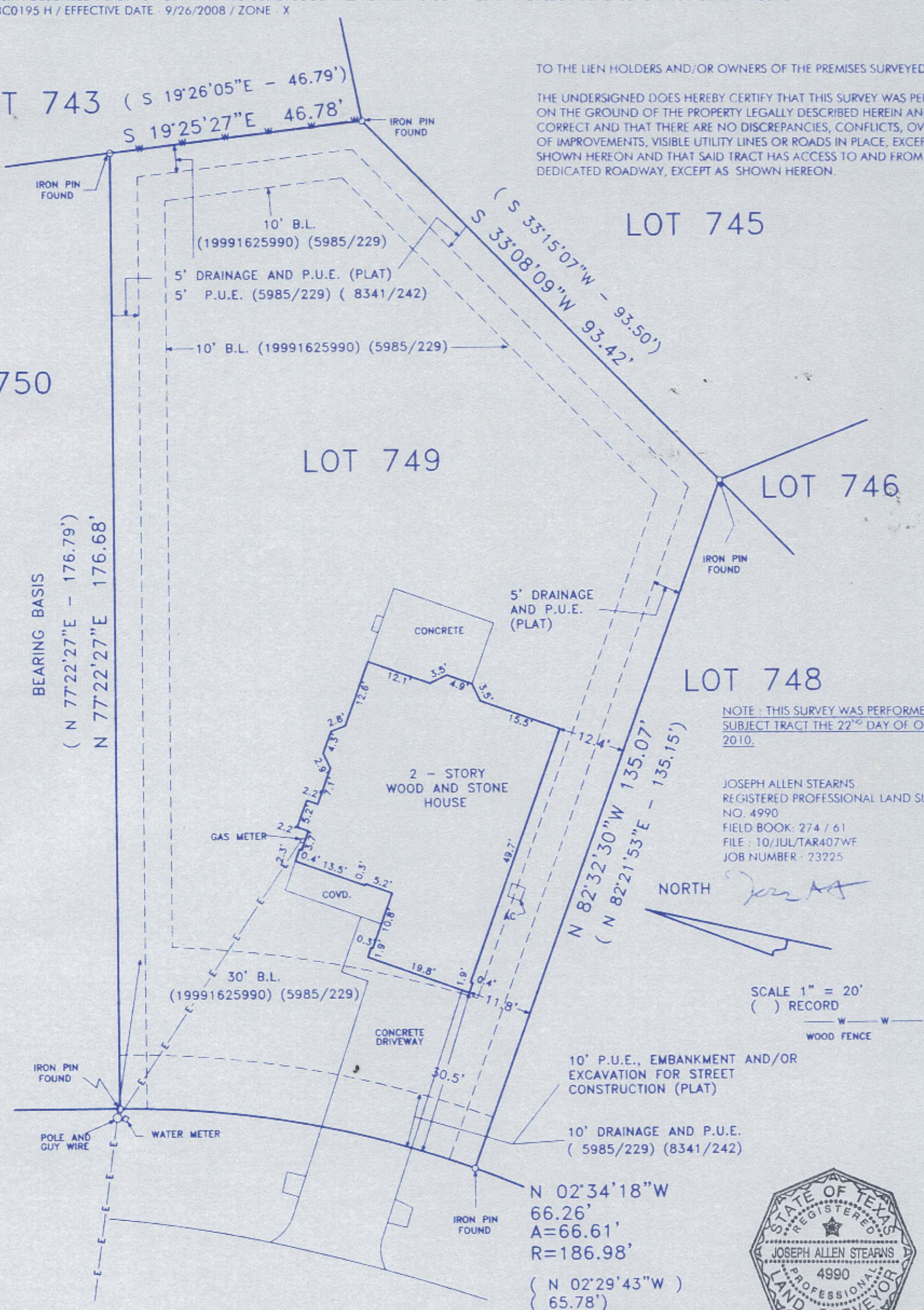
EASEMENTS RECORDED IN VOLUME 652 / PAGE 412 AND VOLUME 605 / PAGE 409, DEED RECORDS OF TRAVIS COUNTY, TEXAS, DO NOT AFFECT SUBJECT TRACT.

FLOOD NOTE : THE PROPERTY DESCRIBED HEREIN IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
FLOOD MAP NO. - 48453C0195 H / EFFECTIVE DATE - 9/26/2008 / ZONE - X

STATE OF TEXAS :
COUNTY OF TRAVIS :

TO THE LIEN HOLDERS AND/OR OWNERS OF THE PREMISES SURVEYED.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREIN AND IS CORRECT AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON AND THAT SAID TRACT HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.



NOTE : THIS SURVEY WAS PERFORMED ON SUBJECT TRACT THE 22ND DAY OF OCTOBER, 2010.

JOSEPH ALLEN STEARNS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4990
FIELD BOOK: 274 / 61
FILE : 10/JUL/TAR407WF
JOB NUMBER - 23225

STATE OF TEXAS
REGISTERED
JOSEPH ALLEN STEARNS
4990
PROFESSIONAL
LAND SURVEYOR