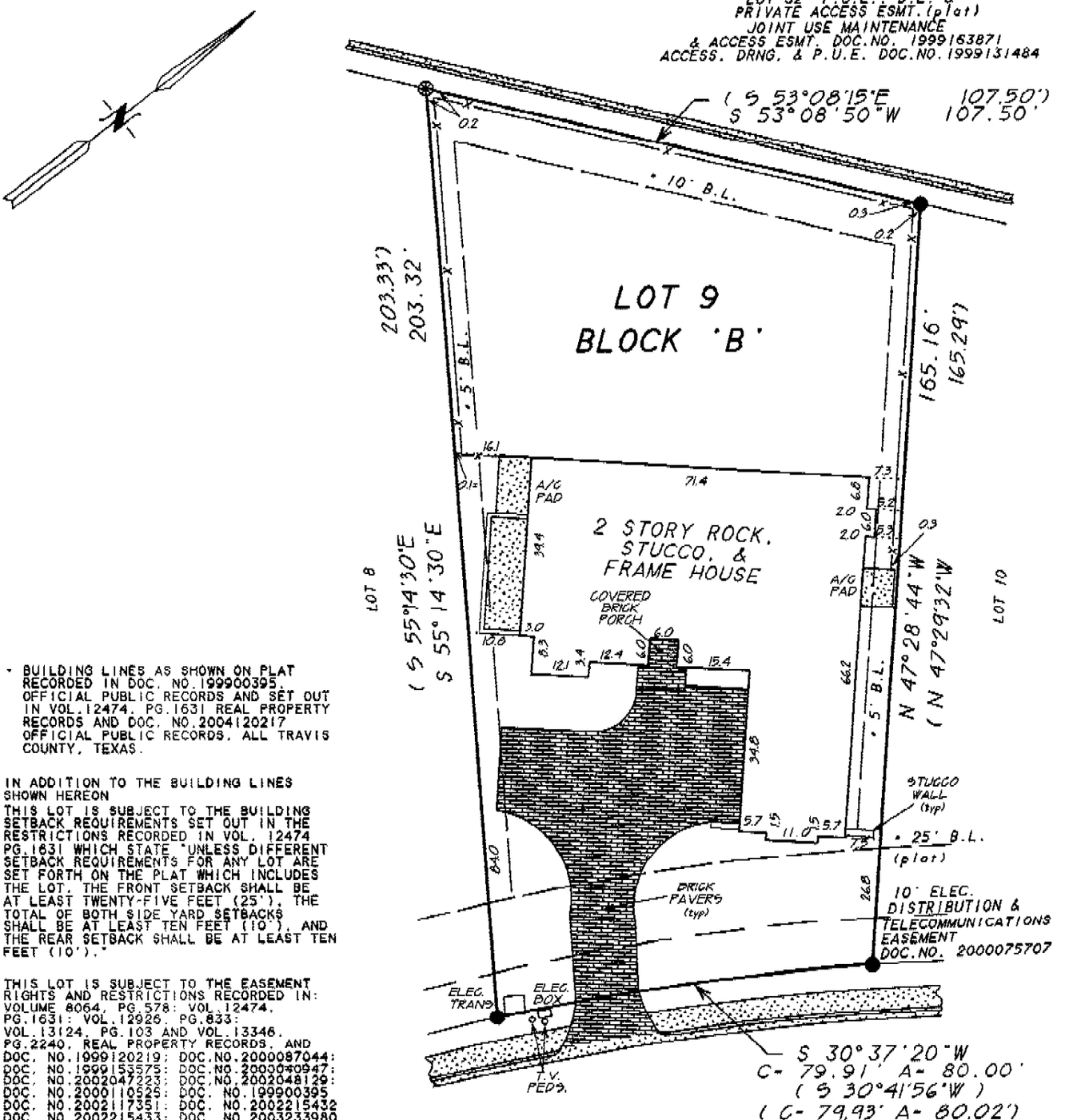
SURVEY PLAT OF: LOCAL ADDRESS 12016 PRESERVE VISTA TERRACE REF: VILLA NOVA BUILDERS-JMC, L.P.

LEGAL DESCRIPTION: LOT 9 BLOCK B LAKE POINTE SECTION SEVEN

A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN DOC. #199900395 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



* BUILDING LINES AS SHOWN ON PLAT RECORDED IN DOC. NO.199900395, OFFICIAL PUBLIC RECORDS AND SET OUT IN VOL.12474, PG.1631 REAL PROPERTY RECORDS AND DOC. NO.2004120217 OFFICIAL PUBLIC RECORDS, ALL TRAVIS COUNTY, TEXAS.

IN ADDITION TO THE BUILDING LINES SHOWN HEREON
THIS LOT IS SUBJECT TO THE BUILDING SETBACK REQUIREMENTS SET OUT IN THE RESTRICTIONS RECORDED IN VOL. 12474 PG.1631 WHICH STATE "UNLESS DIFFERENT SETBACK REQUIREMENTS FOR ANY LOT ARE SET FORTH ON THE PLAT WHICH INCLUDES THE LOT, THE FRONT SETBACK SHALL BE AT LEAST TWENTY-FIVE FEET (25'), THE TOTAL OF BOTH SIDE YARD SETBACKS SHALL BE AT LEAST TEN FEET (10'), AND THE REAR SETBACK SHALL BE AT LEAST TEN FEET (10')."

THIS LOT IS SUBJECT TO THE EASEMENT RIGHTS AND RESTRICTIONS RECORDED IN: VOLUME 8064, PG.578; VOL.12474, PG.1631; VOL.12926, PG.833; VOL.13124, PG.103 AND VOL.13346, PG.2240, REAL PROPERTY RECORDS, AND DOC. NO.1999120219; DOC.NO.2000087044; DOC. NO.1999155375; DOC.NO.2000040947; DOC. NO.2002047223; DOC.NO.2002048129; DOC. NO.2000110525; DOC. NO.199900395 DOC. NO.2002117351; DOC. NO.2002215432 DOC. NO.2002215433; DOC. NO.2003233980 DOC. NO.2004066725; DOC. N.2000040947 OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

THE LOCATION OF THE DRAINAGE EASEMENT DESCRIBED IN VOL.13050, PG.8, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, DOES NOT AFFECT THIS LOT.

THE LOCATION OF THE EASEMENT DESCRIBED IN DOC. NO.1999131484, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS DOES NOT AFFECT THIS LOT.

DATE: 03-10-06
SCALE 1"= 30'

LEGEND
- ● iron rod found
- ○ iron rod set
- ⊛ spindle found
- △ nail set
- ▲ nail found
- -/- wooden fence
- -x- metal fence
- concrete
- -P- power line
- ( ) record calls

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON UNDER MY DIRECTION AND SUPERVISION; THERE ARE NO APPARENT DISCREPANCIES, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, OR VISIBLE UTILITY LINES, EXCEPT AS SHOWN HEREON; THERE ARE NO KNOWN CONFLICTS WITH THE ADJOINING PROPERTIES SHOWN HEREON, EXCEPT AS MAY BE SHOWN HEREON, AND THAT SAID PROPERTY ADJOINS A PUBLIC ROADWAY, EXCEPT AS MAYBE SHOWN HEREON.

ACCORDING TO THE ENGINEERS STATEMENT PLACED ON THE RECORDED PLAT FOR THIS LOT THE 100 YEAR FLOOD ZONE IS CONTAINED WITHIN THE DRAINAGE EASEMENTS WHICH ARE SHOWN ON SAID PLAT AND ALSO SHOWN HEREON WHEN APPLICABLE.

ACCORDING TO THE ENGINEERS STATEMENT PLACED ON THE RECORDED PLAT FOR THIS LOT NO PART OF THIS PROPERTY IS WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD ZONE) AS SHOWN ON PANEL NO.48453C 0290E / 0295E DATED 6-16-93 FOR TRAVIS COUNTY, TEXAS.

STATE OF TEXAS REGISTERED STEVE BRANDT 4126 PROFESSIONAL LAND SURVEYOR

BRANDT SURVEYING COMPANY, PROFESSIONAL CORPORATION
5524 BEE CAVE ROAD, SUITE F-1 AUSTIN, TEXAS 78746 (512) 328-0621

FB. 244 PG. 50 LP7-9B.GXD JOB NO. 3179