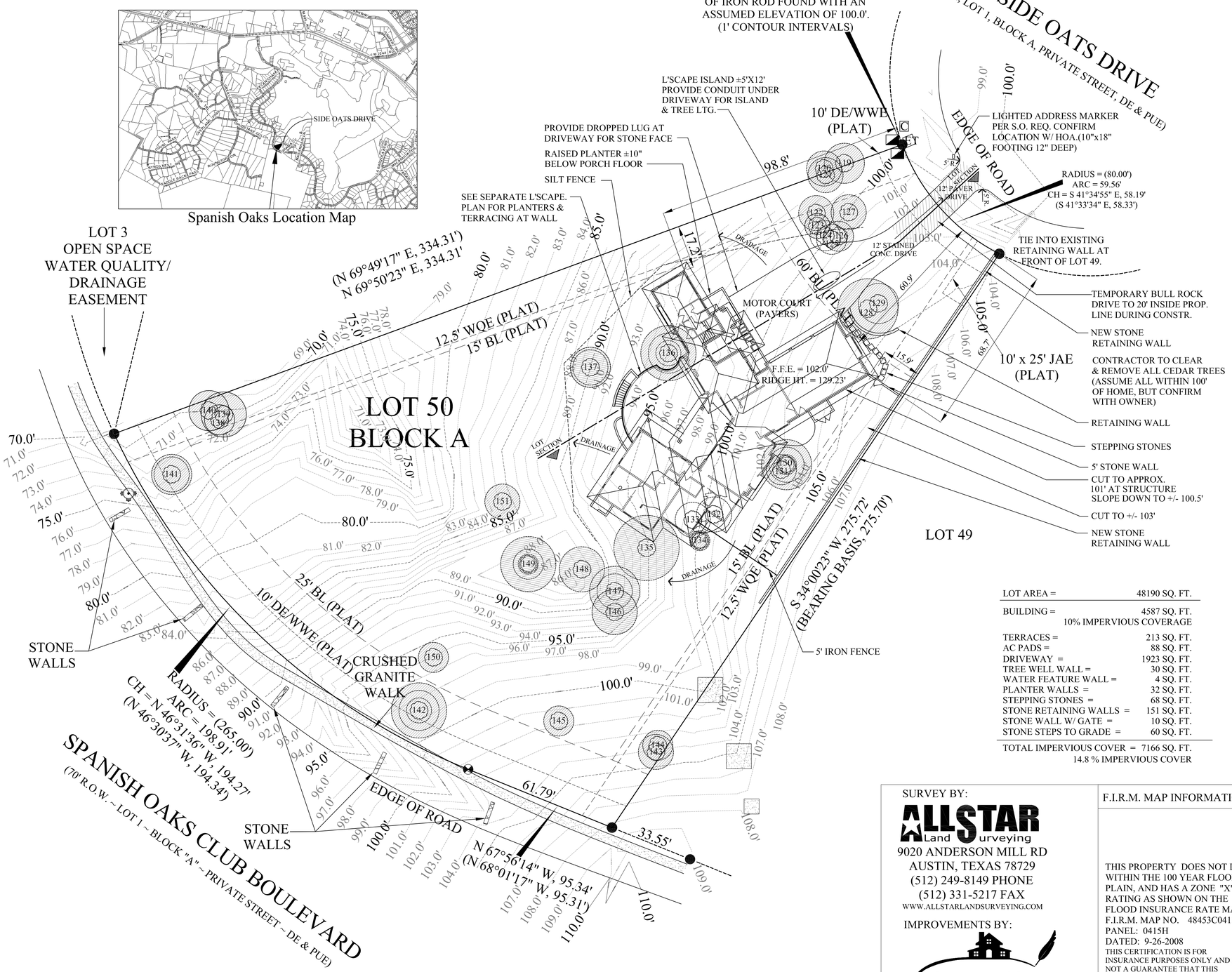

RESTRICTIONS
SUBJECT TO RESTRICTIONS IN DOC. NOS. 2005205571, 2005181423, 2006045700, 2006154120, 2006173176, 2010140757, 2011036478, 2012103402, AND AS PER PLAT IN DOC. NO. 200600269. SUBJECT TO AN ELECTRIC AND TELEPHONE LINE EASEMENT GRANTED TO THE CITY OF AUSTIN IN VOL. 5760, PG. 610. SUBJECT TO SPANISH OAKS, L.P., ITS SUCCESSORS AND ASSIGNS, RESERVE THE RIGHT TO RELOCATE, MAKE CHANGES IN AND ADDITIONS TO EASEMENTS AND RIGHTS-OF-WAY, DEDICATIONS, LIMITATIONS, RESERVATIONS, AND GRANTED IN DOC. NO. 2005181423. SUBJECT TO SPANISH OAKS, L.P., ITS SUCCESSORS AND ASSIGNS, RESERVES UNTO ITSELF A PERPETUAL NON-EXCLUSIVE EASEMENT OVER AND ACROSS THE PROPERTY FOR INSTALLATION, OPERATION, AND MAINTENANCE OF UTILITIES, CABLE LINES, WALKWAYS, PATHWAYS AND TRAILS, DRAINAGE SYSTEMS, STREET LIGHTS AND SIGNAGE, AND ASSOCIATED INFRASTRUCTURE IN DOC. NO. 2005181423.
LEGAL DESCRIPTION
LOT 50, BLOCK A, OF SPANISH OAKS, SECTION VIII-A, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 200600269, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TREE LEGEND

119	8" OAK	131	6" OAK	142	5", 8", 11" RED OAK
120	7" OAK	132	7" OAK - REMOVE	143	7" OAK
121	7" OAK	133	7" OAK - REMOVE	144	6" OAK
122	7" OAK	134	3-3"-4" OAK	145	6" OAK
123	2-5" OAK	135	13" RED OAK	146	2-9" OAK
124	6" OAK - REMOVE	136	5", 8",11" OAK	147	7",10" OAK
125	6" OAK - REMOVE	137	7"-2-8" OAK	148	9" OAK
126	6" OAK	138	6" OAK	149	3",4",6",11" OAK
127	7" OAK	139	9" OAK	150	6" RED OAK
128	12" OAK	140	8" OAK	151	7" RED OAK
129	8" OAK	141	7", 8" OAK		
130	3", 4" ,7",10" RED OAK				

NOTE: SEE SEPARATE LANDSCAPE PLAN FOR TREE PROTECTION & REMOVAL, COMPLETE DRAINAGE PLAN, EXACT COURTYARD & PLANTER CONFIG.

LEGEND

	CALCULATED POINT
	1/2" ROD FOUND
BL	BUILDING LINE
PUE	PUBLIC UTILITY ESMT
DE	DRAINAGE ESMT
WQE	WATER QUALITY ESMT
JAE	JOINT ACCESS ESMT
WWE	WATER & WASTEWATER ESMT
( )	RECORD INFORMATION
	WATER METER
ET	ELECTRIC TRANSFORMER ON PAD
	CABLE RISER
	FIRE HYDRANT

N
NW NE
W SCALE 1"=20' E
SW SE
S

SCALE: 1" - 20'

LOT AREA =	48190 SQ. FT.
BUILDING =	4587 SQ. FT.
	10% IMPERVIOUS COVERAGE
TERRACES =	213 SQ. FT.
AC PADS =	88 SQ. FT.
DRIVEWAY =	1923 SQ. FT.
TREE WELL WALL =	30 SQ. FT.
WATER FEATURE WALL =	4 SQ. FT.
PLANTER WALLS =	32 SQ. FT.
STEPPING STONES =	68 SQ. FT.
STONE RETAINING WALLS =	151 SQ. FT.
STONE WALL W/ GATE =	10 SQ. FT.
STONE STEPS TO GRADE =	60 SQ. FT.
TOTAL IMPERVIOUS COVER =	7166 SQ. FT.
	14.8 % IMPERVIOUS COVER

TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:
HERITAGE TITLE COMPANY
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 HERESON 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.

SURVEY BY:

ALLSTAR Land Surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
WWW.ALLSTARLANDSURVEYING.COM

IMPROVEMENTS BY:

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F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48453C0415H PANEL: 0415H DATED: 9-26-2008
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

BRANTON RESIDENCE
12629 SIDE OATS DRIVE
AUSTIN, TRAVIS COUNTY, TEXAS

SURVEY DATE:	MAY 29, 2013	FIELDED BY:	EANON HORTON	05/28/2013
TITLE CO.:	HERITAGE TITLE COMPANY	CALC. BY:	CHRIS ZOTTER	05/29/2013
G.F. NO.:	201301501	DRAWN BY:	DAMIAN SMITH	05/29/2013
JOB NO.:	B0512013 - Tree and Topo	TOPO BY:	ROGER CARDONA	06/03/2013
	A0512013	RPLS CHECK:	EDWARD RUMSEY	06/03/2013