

PER VOL. 3554 PG. 200, LOT 346 AND LOT 347 ARE SUBJECT TO THE FOLLOWING PROVISIONS: NO PORCH OR OTHER PROJECTION OF ANY BUILDING SHALL EXTEND NEARER THAN TEN FEET FROM ANY ROAD RIGHT OF WAY, NOR NEARER THAN FIVE FEET FROM THE THE PROPERTY LINE OF AN ABUTTING PROPERTY OWNER, NOR WITHIN FIFTY FEET FROM THE NORMAL HIGH WATER LINE OF LAKE AUSTIN ( VOL. 3554 PG. 200 DOES NOT PROVIDE A DEFINITION OR ELEVATION OF THE "NORMAL HIGH WATER LINE OF LAKE AUSTIN" LEAVING THIS SURVEYOR UNABLE TO DELINEATE SAID LINE AND ITS FIFTY FEET SETBACK). NO BOAT DOCKS, FLOATS OR OTHER STRUCTURES SHALL BE CONSTRUCTED OR PLACED INTO OR ON LAKE AUSTIN WITHOUT HAVING FIRST COMPLIED WITH ALL RULES AND REGULATIONS OF THE CITY OF AUSTIN AND/OR L.C.R.A., BUT IN NO EVENT SHALL ANY SUCH STRUCTURE EXTEND INTO THE LAKE FROM THE PROPERTY LINE MORE THAN TWENTY FEET. FURTHERMORE, WHERE AN OWNER OF TWO OR MORE ADJOINING LOTS CONSTRUCTS A BUILDING WHICH WILL CROSS OVER OR THROUGH A COMMON LOT LINE, SAID COMMON LOT LINE SHALL NOT BE SUBJECTED TO THE SIDE LOT LINE EASEMENTS AS SHOWN ON THIS SURVEY. ALSO, THERE IS A RESERVED RIGHT TO CAUSE OR PERMIT DRAINAGE OF SURFACE WATERS OVER AND/OR THROUGH LOTS IN APACHE SHORES FIRST INSTALLMENT.

SURVEYOR'S NOTICE TO BUYER: THE PRECEEDING PROVISIONS ARE NOT ALL-INCLUSIVE OF THE DECLARATION OF RESTRICTIONS RECORDED IN VOL. 3554 PG. 200 AND THE OTHER RESTRICTIVE COVENANTS WHICH ARE ITEMIZED ON THE BUYER'S TITLE COMMITMENT. IT IS RECOMMENDED THAT THE BUYER EXAMINE ALL RESTRICTIVE COVENANTS ITEMIZED IN SAID TITLE COMMITMENT .

SURVEYOR'S NOTICE TO THE BUYER: THE APACHE SHORES HOME OWNERS ASSOCIATION MAY IMPOSE REAR YARD BUILDING SETBACK LINES AND ADDITIONAL FRONT YARD AND SIDE YARD BUILDING SETBACK LINES (NOT SHOWN OR NOTED HEREON) ON LOT 346 AND LOT 347. SAID HOME OWNERS ASSOC. SHOULD BE CONSULTED BEFORE ANY DESIGN IS CONTEMPLATED ON LOT 346 AND LOT 347.

LEGEND	
	1/2" IRON ROD FOUND
	1/2" IRON ROD W/CAP SET
	1/2" IRON PIPE FOUND
	BUILDING LINE
	PUBLIC UTILITY EASEMENT
	DRAINAGE EASEMENT

## RED FEATHER TRAIL

### PROPERTY INFORMATION

#### LEGAL DESCRIPTION

LOT 346 AND LOT 347, OF APACHE SHORES FIRST INSTALLMENT, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP OF RECORD IN BOOK 43, PAGE 29, OF THE PLAT RECORDS, OF TRAVIS COUNTY, TEXAS.

**TITLE CO.:** HERITAGE TITLE COMPANY OF AUSTIN, INC.  
ALLIANT NATIONAL TITLE INSURANCE COMPANY, INC.

**G.F.#** 201301636 **EFFECTIVE DATE:** MAY 24, 2013

**SURVEYED FOR:** WILLIAM KRASSNER

### DRAWING INFORMATION

**TRI-TECH JOB NO:** AUS-PL1575-13

**DRAWN BY:** GF

**FIELD DATE:** SEPTEMBER 4, 2013

TOPOGRAPHY AND TREES ADDED SEPTEMBER 4, 2013

### NOTES:

FROM SCHEDULE B PARAGRAPH 1. OF THE TITLE COMMITMENT REFERENCED HEREON ARE THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD: VOL. 43, PG. 29 (PLAT), VOL. 3554, PG. 200, VOL. 4820, PG. 374, VO. 7831, PG. 147 (DEEDS), VOL. 8102, PG. 162, VOL. 9072, PG. 273, VOL. 11752, PG. 823, VOL. 12235, PG. 1269, VOL. 12362, PG. 138, VOL. 12660, PG. 39, VOL. 13052, PG. 8 (REAL PROPERTY RECORDS), DOC.NO'S. 2000067610, 2001046286, 2001047841, 2001101400, 20011014001, 20002037444, 2002092096, 2003087784, 2003275618, 2003275619, 2003275620, 2003275621, 2003275622, 2004034272, 2004034273, 2004034274, 2004034275, 2004034276, 2004141796, 2004141797, 2004141798, 2004141799, 2006002112, 2006002113, 2006002114, 2006002115, 2007156991, 2007156992, 2007156993, 2009070751, 2009070752, 2009070753, 2009070754, 2009138711, 2009138712, 2009138713, 2011101988, 2011145986, 201168228, 2012042710, 2012042719, 2012042728, 2012042732, 2012042737, 2012063535, 2012063536, 2012063537, 2012147891 AND 2012147892, (OFFICIAL PUBLIC RECORDS).

THIS SURVEY DOES NOT CONSTITUTE A RECORDS SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP, PLAT AND EXCEPTIONS IN SCHEDULE B, PARAGRAPH 10 FROM THE TITLE REPORT LISTED HEREON.

OWNER/BUILDER MUST VERIFY MINIMUM PROPOSED FINISHED FLOOR REQUIREMENTS OF F.E.M.A. AND/OR LOCAL GOVERNMENT AUTHORITIES, INCLUDING APPLICABLE BENCHMARK DATUM AND ADJUSTMENT, PRIOR TO PLANNING AND/OR CONSTRUCTION.

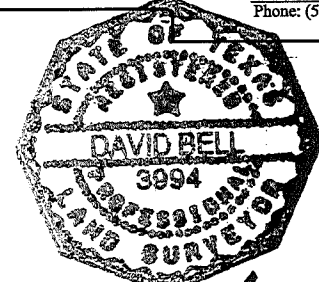
ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES (INCLUDING CITY OF AUSTIN), IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.



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*David Bell*

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY.  
THIS SURVEY IS INVALID WITHOUT THE ORIGINAL EMBOSSED SURVEYORS SEAL AND SIGNATURE  
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