

APPROVED

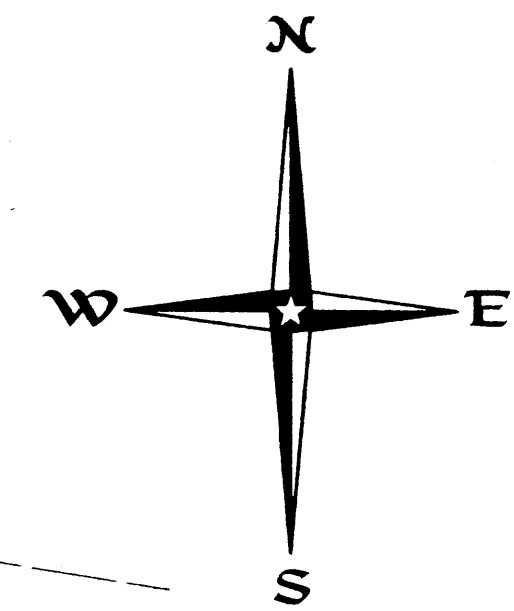
By Donna Townsen at 7:49 am, Apr 04, 2014

(with approved T-47 Affidavit)

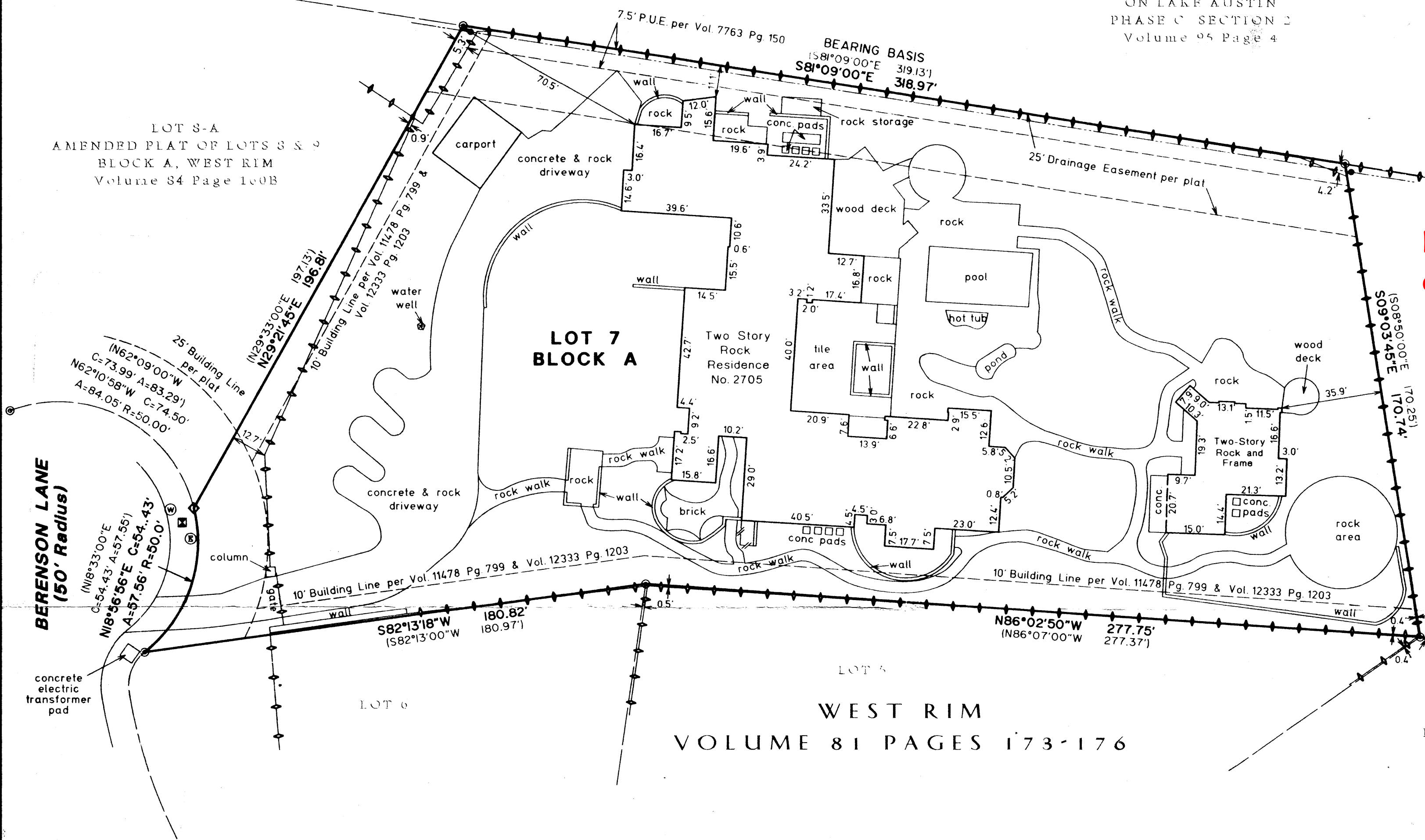
SCALE 1" = 30'

A 859080

LOT 79 BLOCK A
REPLAT OF WESTVIEW
ON LAKE AUSTIN
PHASE C SECTION 2
Volume 95 Page 4



NOTE: the 25' BSBL is not shown along the rear property line



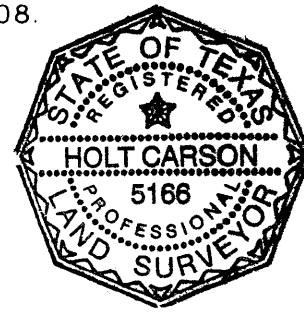
NOTES:
1) This lot is subject to restrictions recorded in Volume 7567 Page 497 and Volume 7802 Page 8 of the Deed Records of Travis County, Texas and Volume 11478 Page 799 and Volume 12333 Page 1203 of the Real Property Records of Travis County, Texas and Volume 81 Pages 173-176 of the Plat Records of Travis County, Texas and Document No. 2007049931 of the Official Public Records of Travis County, Texas.
2) This lot is subject to the Setback Requirements as set out and described in Item 4.05 of the Amendment of Covenants and Restrictions as recorded in Volume 12333 Page 1203 of the Real Property Records of Travis County, Texas.

File No. 1006280
TO: Alejandro Junco de la Vega Elizondo
Gracy Title Company
Stewart Title Guaranty Company

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is accurate to the best of my abilities and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property abuts a dedicated roadway.
This property is within Zone X (areas determined to be outside of the 100 Year Flood Plain) according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 481026 0435 H, dated September 26, 2008.
THIS the 24th day of JUNE, A.D., 2010.

Holt Carson
Holt Carson



Registered Professional Land Surveyor No. 5166

SURVEY MAP OF:

LOT 7, BLOCK A, WEST RIM, A SUBDIVISION
IN TRAVIS COUNTY, TEXAS, ACCORDING TO
THE MAP OR PLAT THEREOF RECORDED IN
VOLUME 81 PAGES 173-176 OF THE PLAT
RECORDS OF TRAVIS COUNTY, TEXAS.
LOCATED AT 2705 BERENSON LANE.

HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYORS
1904 FORTVIEW ROAD
AUSTIN, TEXAS 78704,
www.hciaustin.com
(512) 442-0990

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Legend

- ⊙ 1/2" Iron Rod Found
- ⊠ 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson Inc."
- ⊙ Water Meter
- ⊙ Telephone Pedestal
- ⊙ Electric Manhole
- Wrought Iron Fence
- Wood Board Fence
- Overhead Utility Line
- (Record Bearing and Distance)