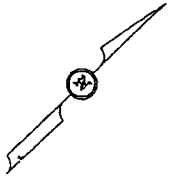
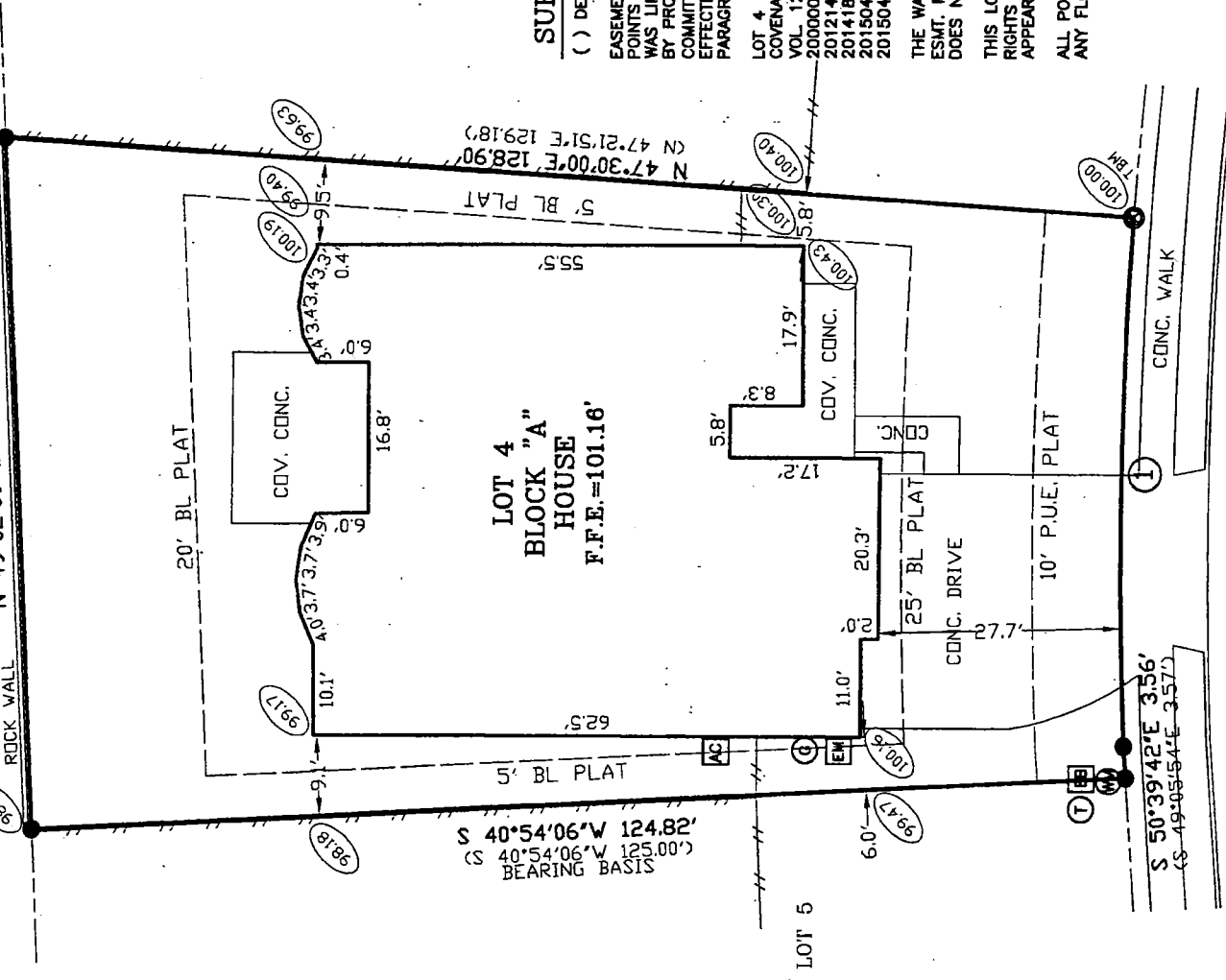


SCALE: 1" = 20'



LOT 1A
OPEN SPACE & DE

(N 49°05'54"W 77.19')
N 49°02'09"W 77.46'



S 40°54'06"W 124.82'
S 40°54'06"W 125.00'
BEARING BASED

N 47°30'00"E 128.90'
(N 47°21'51"E 129.18')

LOT 4
BLOCK "A"
HOUSE
F.F.E. = 101.16'

3417 BROWN DIPPER DRIVE
(50' R.O.W.)

CURVE TABLE

①
S 45°47'52"E 59.18'
A=59.21' R=525.00'
(S 45°52'02"E 59.18')
(A=59.22')

*CORRECTED IN DOC. 2014193508
LOT No. 4 BLOCK A
SECTION 1 PHASE 1
CITY TRAVIS COUNTY, TEXAS
PELLUGERVILLE

SUBDIVISION / ADDITION THE PARK AT BLACKHAWK III
Book Cabinet
Volume Page(s) Slide
Document No. 201400284 Official Public Records of Travis County, Texas
Reference: VERONICA ASENCIO AND LINDA M. ZIMMERMAN

TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR PROSPERITY TITLE COMPANY

The undersigned certifies that this survey was this day made by me or under my supervision on the ground of the real property shown on the survey and after the exercise of reasonable care and in reliance on record searches by the title company that this survey is correct to the best of the undersigned's knowledge and belief and that the property has access to and from a roadway, except as shown hereon. There are no visible discrepancies, conflicts, shortages or overlapping of improvements or encroachments except as shown hereon.



ALL POINTS SURVEYING
1714 FORTVIEW ROAD - SUITE 200
AUSTIN TX 78704
TELE.: (512) 440-0071 - FAX: (512) 440-0189
FIRM REGISTRATION # 1018900

LEGEND

- WOOD FENCE
- A/C UNIT
- ELEC. BOX
- ELEC. METER
- GAS METER
- WATER METER
- TELE. PED.
- IRON ROD FND.
- X FOUND
- BUILDING LINE
- DRAINAGE EASEMENT
- PUBLIC UTILITY EASEMENT
- P.U.E.

LOT 3

SURVEYOR'S NOTES

() DENOTES RECORD INFORMATION
EASEMENT RESEARCH PERFORMED BY ALL POINTS AND THE UNDERSIGNED SURVEYOR WAS LIMITED TO INFORMATION SUPPLIED BY PROSPERITY TITLE COMPANY PER COMMITMENT C.F. #01348-8522, EFFECTIVE JULY 28, 2016; SCHEDULE B, PARAGRAPH 10.
LOT 4 IS SUBJECT TO RESTRICTIVE COVENANTS AS STATED IN:
VOL. 12940, PG. 507; DOC. # 2000005082, 2003156610, 2012081425, 2012147857, 2014187734, 2014187735, 2014187736, 2015007848, 2015028810, 2015041047, 2015041048, 2015041051, 2015041052, 2015066991 & 201400284.
THE WASTEWATER UTILITY AND ACCESS ESMT. RECORDED IN DOC. # 2008013434 DOES NOT AFFECT LOT 4.
THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.
ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

[Handwritten Signature]
ROGER L. WAY
PROFESSIONAL LAND SURVEYOR
NO. 3910
STATE OF TEXAS
EXPIRES 08-17-16

FIELD WORK	MIN	08-17-16
DRAFTING	SCN	

DATE: 08-18-16
JOB NO. 08B00516
SCALE: 1" = 20'