



SCALE: 1" = 60'

GF NO. 16-87032 ALL TEXAS TITLE  
 ADDRESS: 3965 ALVIN STREET  
 SAN FELIPE, TEXAS 77473  
 BORROWER: BERTHA CASTRO

### LOTS 1 AND 2 ANNEX #2

TO FOURTH ADDITION TO THE TOWN OF SAN FELIPE DE  
 AUSTIN IN AUSTIN COUNTY, TEXAS  
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
 IN VOLUME 1, PAGE 7 OF THE PLAT RECORDS  
 OF AUSTIN COUNTY, TEXAS

NOTE: ANY TRACT SUBJECT TO THE SUBDIVISION REGULATIONS  
 IN VOL. 18, PG. 582 OF THE COMMISSIONS COURT MINUTES OF  
 AUSTIN COUNTY, TEXAS.  
 NOTE: MAY BE SUBJECT TO DEED RESTRICTIONS AND/OR  
 ADDITIONAL GOVERNMENTAL BUILDING REQUIREMENTS.



THIS PROPERTY DOES NOT LIE WITHIN THE  
 100 YEAR FLOOD PLAIN AS PER FIRM  
 PANEL NO. 48015G 0350 E  
 MAP REVISION: 09/03/2010  
 ZONE X  
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.  
 INACCURACIES OF FEMA MAPS PREVENT EXACT  
 DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION  
 WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE  
 RECORD BEARING: VOL. 1, PG. 7, A.C.P.R.

DRAWN BY: RE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
 ON THE GROUND, THAT THIS PLAT CORRECTLY  
 REPRESENTS THE FACTS FOUND AT THE  
 TIME OF SURVEY AND THAT THERE ARE NO  
 ENCROACHMENTS APPARENT ON THE GROUND,  
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS  
 CERTIFIED FOR THIS TRANSACTION ONLY AND  
 ABSTRACTING PROVIDED IN THE ABOVE  
 REFERENCED TITLE COMMITMENT WAS RELIED  
 UPON IN PREPARATION OF THIS SURVEY.

PATRICK TREWITT  
 NO. 5677  
 JOB NO. 16-06953  
 AUGUST 2, 2016



**DORRI J. MUNOZ**  
979-885-6800

**CHAMPIONS**  
REAL ESTATE GROUP  
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 FIRM NO. 10063700