

Dixon Land Surveying
SURVEY PLAT

13085/1927

J8494A

OWNER:
AUDRIE NOBLE

ADDRESS:
2207 SPYGLASS HILL

LEGAL DESCRIPTION:
LOT 96, BLOCK C, GRAND MESA AT CRYSTAL FALLS, A SUBDIVISION IN TRAVIS AND WILLIAMSON COUNTIES, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET S, SLIDE(S) 83-102, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DOC# 2000005329, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (LOT 96 LIES ENTIRELY IN TRAVIS COUNTY, TEXAS.)

LOT 96 IS SUBJECT TO:
RESTRICTIVE COVENANTS AND EASEMENT RIGHTS IN CABINET S, SLIDES 83-102, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, DOC# 200000019, OFFICIAL PUBLIC RECORDS, VOLUME 4541, PAGE 2039, VOLUME 10873, PAGE 861, REAL PROPERTY RECORDS, DOC# 2000002360, DOC# 2001143220, DOC# 2001143221, DOC# 2001143222, DOC# 2000194671, DOC# 2000033365, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

LOT 96 IS NOT SUBJECT TO R.O.W. EASEMENT FOR ROAD, ELECTRICITY, AND TELEPHONE IN VOLUME 1148, PAGE 516, 4541, PAGE 2039, DEED RECORDS, VOLUME 9079, PAGE 510, AND VOLUME 10873, PAGE 861, REAL PROPERTY RECORDS, BOTH OF TRAVIS COUNTY, TEXAS.

"TO THE LIEN HOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO LAWYERS TITLE INSURANCE CORPORATION AND AUSTIN TITLE COMPANY AS PER GF NO. 2002 RR 240523-2."

State of Texas:
County of Travis:

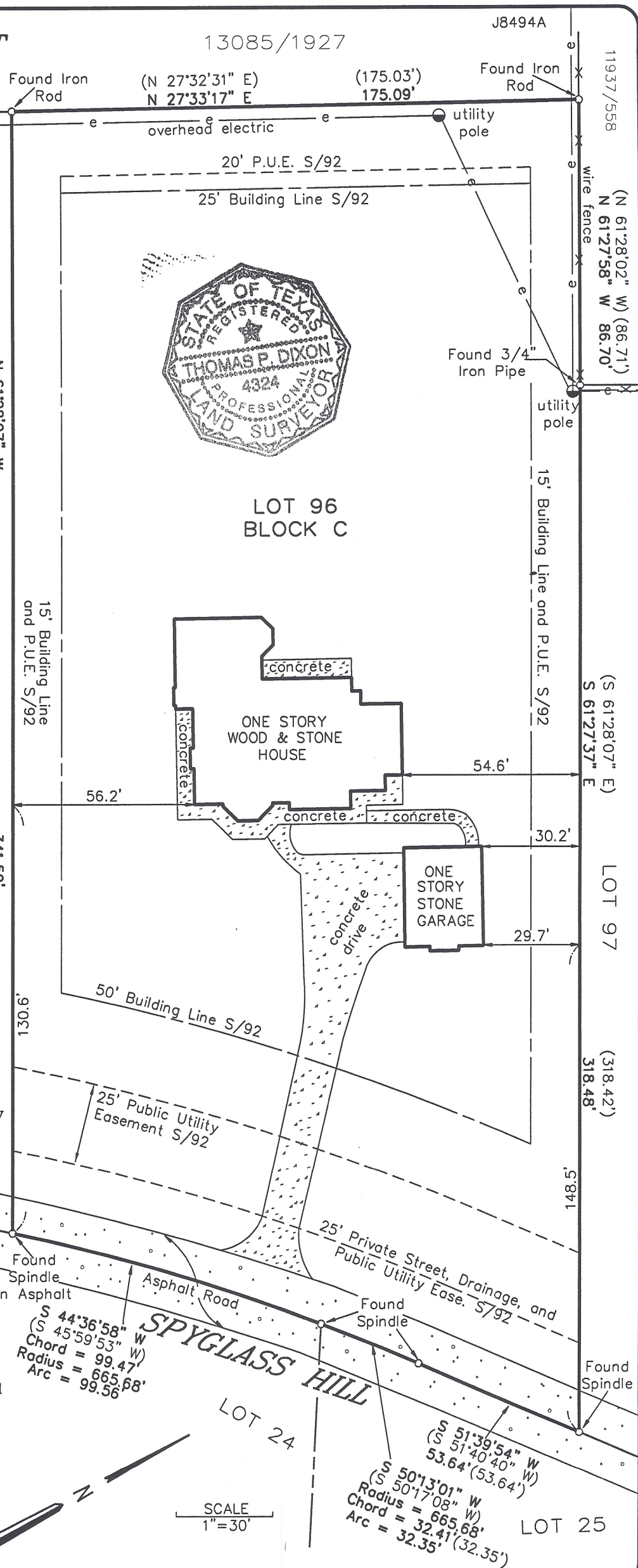
The undersigned does hereby certify that this survey was this day made on the ground on the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown

hereon, dated this the 30TH day of SEPTEMBER, 2002;

and I further certify that the property surveyed hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD flood hazard boundary map revised as per map

Number: 48453C0275 E
Zone X, Dated: 6/16/93

Thomas P. Dixon R.P.L.S. 4324
6305 Forest Hills Drive,
Austin, Texas 78746
phone 481-9602



S 44°36'58" W
(S 45°59'53" W)
Chord = 99.47'
Radius = 665.68'
Arc = 99.56'

S 51°39'54" W
(S 51°40'40" W)
53.64' (53.64')
S 50°13'01" W
(S 50°17'08" W)
Radius = 665.68'
Chord = 32.41' (32.35')
Arc = 32.35'

SCALE
1"=30'