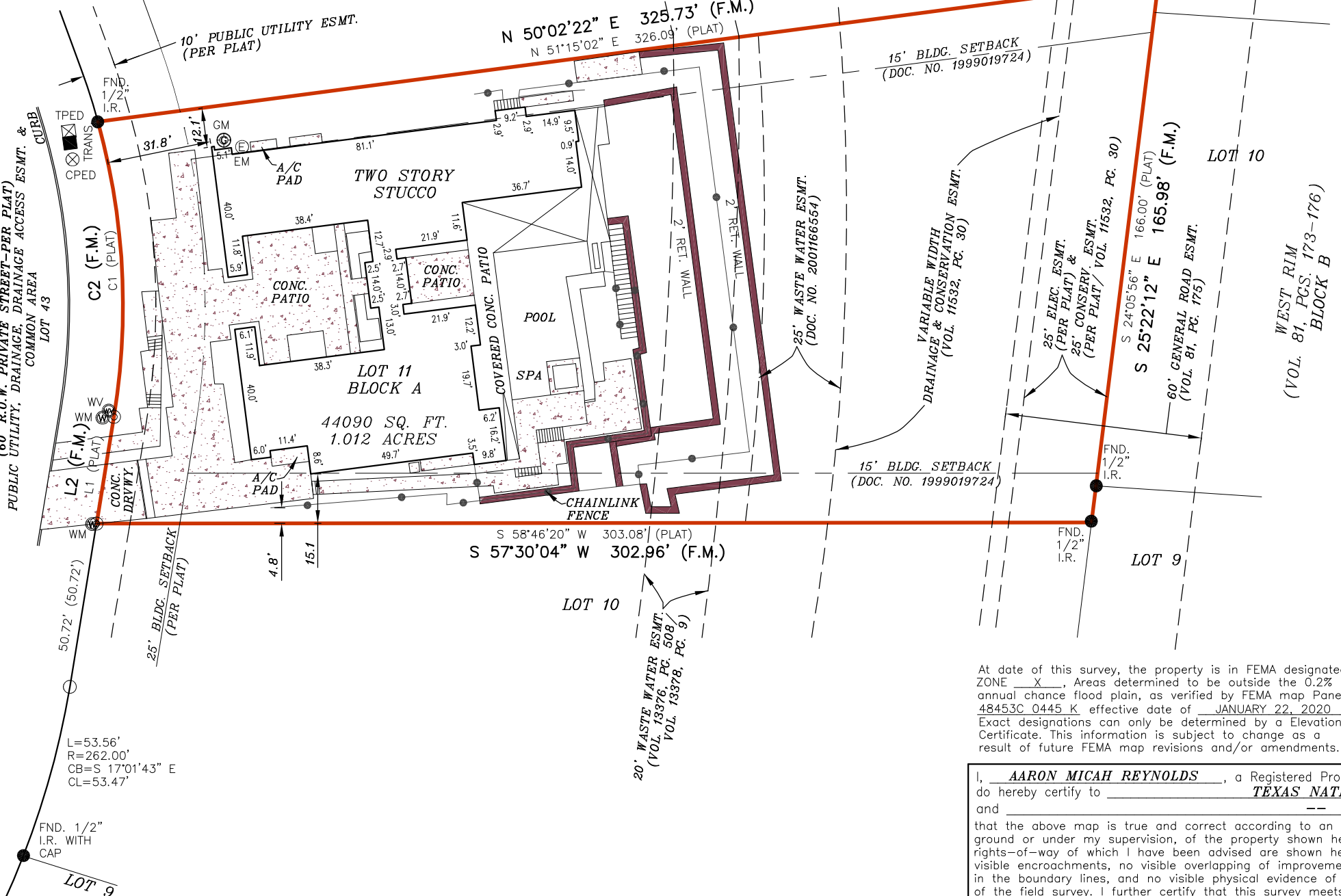


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	210.00'	90.70'	90.00'	N 34°19'17" W	24°44'47"
C2	210.00'	90.70'	90.00'	N 35°31'57" W	24°44'47"

LINE	BEARING	DISTANCE
L1	N 21°56'54" W	32.59'
L2	N 23°09'34" W	32.95'

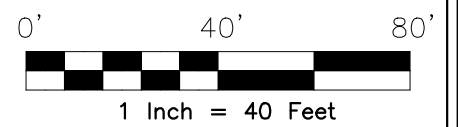
RIVER GARDEN TRAIL
 (60' R.O.W. PRIVATE STREET-PER PLAT)
 PUBLIC UTILITY, DRAINAGE, DRAINAGE ACCESS ESMT. & CURB COMMON AREA LOT 43



LEGEND

- These standard symbols will be found in the drawing.
- BOUNDARY LINE
 - EASEMENT LINE
 - BUILDING SETBACK LINE
 - CHAINLINK FENCE
 - SET IRON ROD
 - CALCULATED POINT
 - FOUND IRON ROD
 - CABLE PEDESTAL
 - TELEPHONE PEDESTAL
 - WATER METER
 - ELECTRIC METER
 - GAS METER
 - TRANSFORMER
 - WATER VALVE
 - (PLAT) RECORDED ON PLAT
 - (F.M.) FIELD MEASURED

GRAPHIC SCALE



At date of this survey, the property is in FEMA designated ZONE X. Areas determined to be outside the 0.2% annual chance flood plain, as verified by FEMA map Panel No: 48453C 0445 K effective date of JANUARY 22, 2020. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

SURVEYOR'S NOTE(S):
 BASIS OF BEARING, TEXAS CENTRAL ZONE, NAD 83.

THE SUBJECT LOT MAY BE SUBJECT TO THE EASEMENT(S) RIGHTS RECORDED IN VOLUME 274, PAGE 527, VOLUME 659, PAGE 561, VOLUME 2814, PAGE 132, DEED RECORDS VOLUME 7621, PAGE 861, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, SAID DOCUMENT(S) CONTAINS INSUFFICIENT INFORMATION TO DETERMINE THE RELATIONSHIP TO THIS LOT.

THE SUBJECT LOT IS NOT SUBJECT TO THE EASEMENT RIGHTS RECORDED IN, VOLUME 12830, PAGE 404, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.

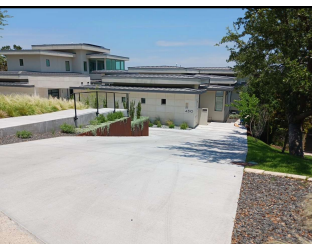
I, AARON MICAH REYNOLDS, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to TEXAS NATIONAL TITLE, INC.

and _____
 that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

Borrower/Owner: MILTON VERRET
 Address: 4310 RIVER GARDEN TRAIL, AUSTIN, TX 78746 GF No. T-162664
Legal Description of the Land: Lot 11, Block A, THE SUMMIT AT WEST RIM ON MOUNT LARSON BLOCK A, according to the map or plat thereof, recorded in Document No. 199900144, Official Public Records, Travis County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: DOCUMENT NO. 199900144, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS VOL.1252, PG. 23, VOL. 13376, PG. 508, VOL. 13378, PG. 9, DEED RECORDS, TRAVIS COUNTY, TEXAS VOLUME 11532, PAGE 30, VOLUME 12849, PAGE 225, VOLUME 12849, PAGE 228, VOLUME 12850, PAGE 490, VOLUME 12850, PAGE 493, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS DOCUMENT NOS. 1999019724, 1999057000, 1999138490, 2000037305, 2009130619, 2001166554, 2001158896, 2013226331, 2016014954, 2017188225, 2021261588, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



FINAL "AS-BUILT" SURVEY

JOB NO.:	NO.	REVISION	DATE
2205089208			
DATE:	05/17/22		
DRAWN BY:	JD/UB		
APPROVED BY:	AMR		



Aaron M. Reynolds
 AARON MICAH REYNOLDS, R.P.L.S.
 Registered Professional Land Surveyor
 Registration No. 6644



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