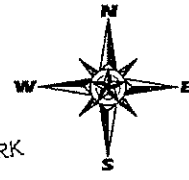


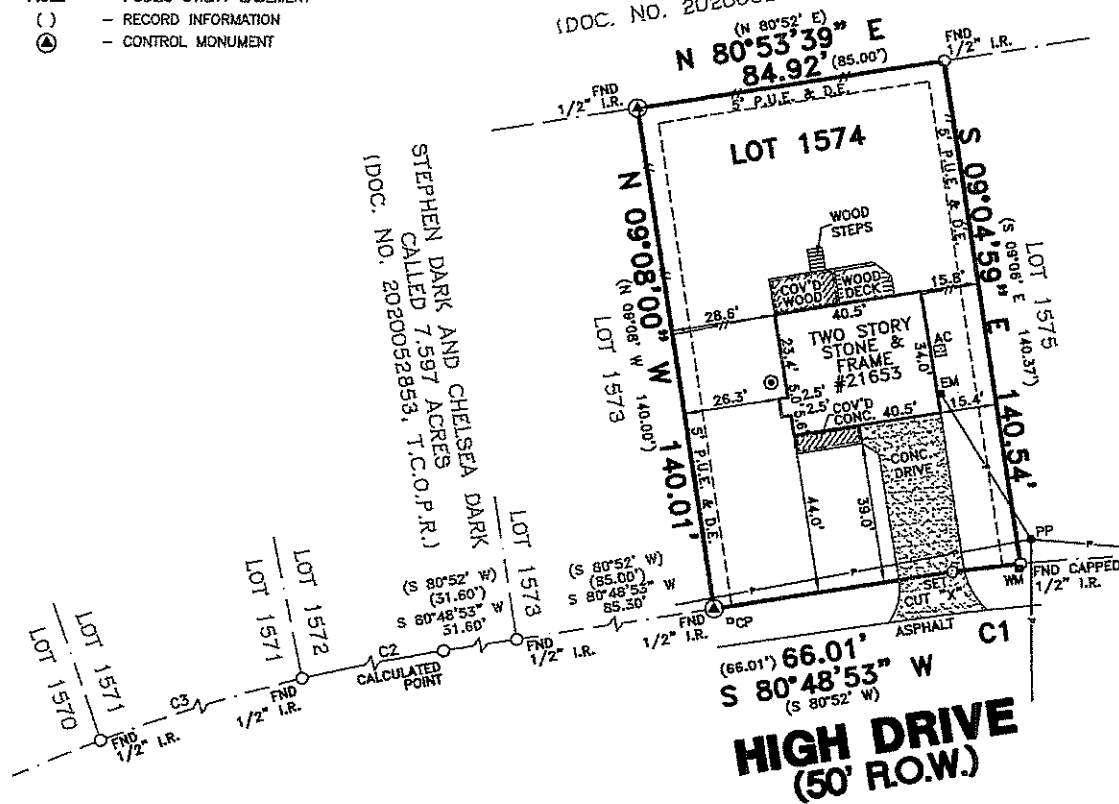
LEGEND

- EM - ELECTRIC METER
- WM - WATER METER
- CP - CABLE TV PEDESTAL
- PP - POWER POLE
- ⊙ - GRINDER PUMP
- P — OVERHEAD POWER LINE
- W — WOOD FENCE
- D.E - DRAINAGE EASEMENT
- P.U.E - PUBLIC UTILITY EASEMENT
- () - RECORD INFORMATION
- ⊙ - CONTROL MONUMENT



STEPHEN DARK AND CHELSEA DARK
CALLED 7.597 ACRES
(DOC. NO. 2020052853, T.C.O.P.R.)

SCALE: 1" = 40'



NOTES:

- 1) SUBJECT TO RESTRICTIVE COVENANTS BY VOL. 48, PG. 15, T.C.P.R., VOL. 3788, PG. 100, VOL. 3914, PG. 1845, T.C.D.R., DOC. NO. 200006308, DOC. NO. 2012073724, T.C.O.P.R.
- 2) 5' UTILITY AND DRAINAGE EASEMENTS (SIDES) AND (REAR) BY VOL. 3788, PG. 100, T.C.D.R., AND AS NOTED ON RECORDED PLAT.
- 3) SUBJECT TO PERPETUAL OVERFLOW AND INUNDATION EASEMENT PORTIONS LYING BELOW THE SPILLWAY ELEVATION AT 715' AND WITH RIGHTS TO MAINTAIN AND OPERATE ANY AND ALL ELECTRIC TRANSMISSION AND DISTRIBUTION LINES TO LOWER COLORADO RIVER AUTHORITY BY VOL. 1169, PG. 89, T.C.D.R.
- 4) SUBJECT TO ELECTRIC AND/OR TELEPHONE TRANSMISSION OR DISTRIBUTION LINE EASEMENT (BLANKET IN NATURE) TO PEDERNALES ELECTRIC COOPERATIVE, INC. BY VOL. 3564, PG. 1566, T.C.D.R., FOUND NO ABOVE GROUND PHYSICAL EVIDENCE WITHIN SUBJECT PROPERTY PER FIELD INSPECTION AT TIME OF SURVEY, EXCEPT AS SHOWN.
- 5) SUBJECT TO ALL APPLICABLE CITY AND/OR COUNTY DEVELOPMENT CODES AND ZONING ORDINANCES.

CURVE TABLE

CURVE	RADIUS	DELTA	ARC
C1	485.64'	02°13'04"	18.80'
(C1)	485.64'	-	18.92'
C2	736.83'	04°47'08"	61.54'
(C2)	736.83'	-	61.94'
C3	736.83'	07°00'34"	90.14'
(C3)	736.83'	-	90.02'

ALL BEARINGS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED. ALL EASEMENTS AND BUILDING LINES ARE BASED ON THE RECORDED PLAT, UNLESS OTHERWISE NOTED. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY HAS BEEN COMPILED IN ACCORDANCE WITH INFORMATION CONTAINED IN THE TITLE COMMITMENT REFERENCED IN GF NO. 2204980-CPK

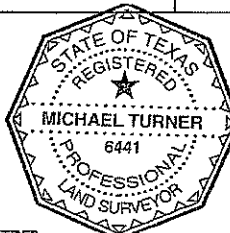
SURVEY OF

LOT 1574, COUNTRY CLUB ESTATES, SECTION EIGHT, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 48, PAGE 15, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

THIS TRACT IS LOCATED WITHIN FLOOD ZONE "X(SHADED) & AE" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 481588 0185 J, REVISED JANUARY, 22, 2020. FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

PURCHASER	TYLER SCOTT HARDEN	LENDER CO.	AMERIFIRST FINANCIAL INC
ADDRESS	21653 HIGH DRIVE, LAGO VISTA, TX 78645	TITLE CO.	INDEPENDENCE TITLE

Windrose Land Services - Austin
4120 Commercial Center Dr.
Suite 300
Austin, Texas 78744
TEL (512) 326-2100 FAX (512) 326-2770
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I do hereby certify that this survey was this day made on the ground and that this plat correctly represents the property legally described hereon (or on attached sheet). That the facts found at the time of this survey show the improvements and that there are no encroachments apparent on the ground, except as shown. Surveyor for Windrose Land Services - Austin.

[Signature] 2/21/22
FIRM REGISTRATION NO. 10110400

FIELD WORK	02/18/22	NG	DRAFTED BY	02/21/22	GW	CHECKED BY	02/21/22	MT
REVISION	-	-	-	-	-	MAPSCO PAGE	-	JOB NO.
REVISION	-	-	-	-	-	45B C	-	41206