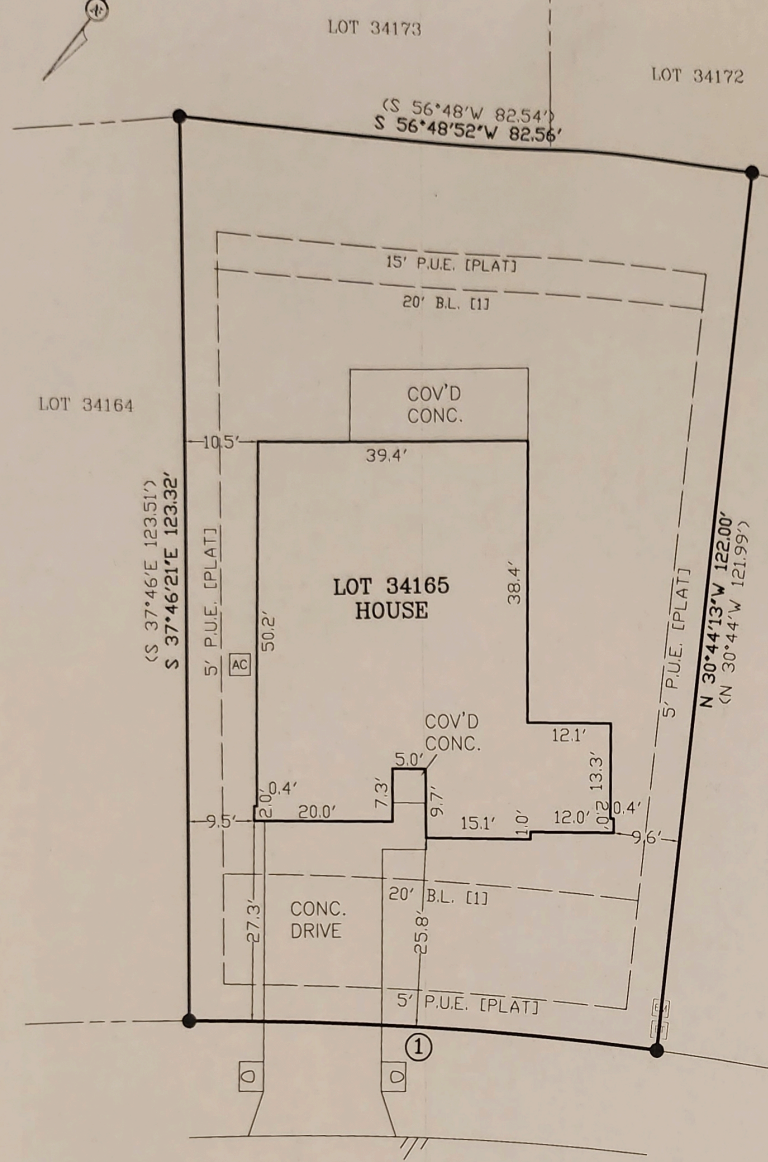


SCALE: 1"=20'



LEGEND

- EM ELECTRIC METER
- ET ELECTRIC TRANSFORMER
- IRON ROD FOUND
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT



SURVEYOR'S NOTES

() DENOTES RECORD INFORMATION

[1] BUILDING SETBACK LINES & PUBLIC UTILITY EASEMENTS ACCORDING TO V. 6091, P. 963.

EASEMENT RESEARCH PERFORMED BY ALL POINTS AND THE UNDERSIGNED SURVEYOR WAS LIMITED TO INFORMATION SUPPLIED BY INDEPENDENCE TITLE COMPANY PER COMMITMENT G.F. #A18-30975-19, EFFECTIVE OCTOBER 5th, 2018; SCHEDULE B, PARAGRAPH 10.

LOT 34165 IS SUBJECT TO RESTRICTIVE COVENANTS AS STATED IN: V. 79, P. 139; V. 6091, P. 963.

LOT 34165 IS NOT SUBJECT TO EASEMENTS RECORDED IN V. 612, P. 38; V. 3950, P. 1678; V. 4030, P. 1465; V. 630, P. 201; V. 6091, P. 963.

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.

CURVE TABLE

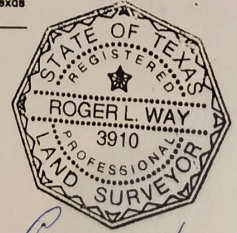
21719 CRYSTAL WAY
 (50' R.O.W. P.U.E. & D.E.)

①
 C=N 55°56'06"E 67.49'
 A=67.53'
 (C=N 55°45'E 67.47')
 (R=550.00')

LOT No. 34165 BLOCK - SUBDIVISION / ADDITION HIGHLAND LAKE ESTATES SECTION 34
 COUNTY, TEXAS Book: 79 Page: 139-141 Official Public Records of Travis County, Texas
 CITY LAGO VISTA Reference: GLENN SADDLER & RYAN SADDLER

TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR PLATINUM TITLE PARTNERS

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.



Roger L. Way



ALL POINTS SURVEYING
 1714 FORTVIEW ROAD - SUITE 200
 AUSTIN TX. 78704
 TELE.: (512) 440-0071 - FAX: (512) 440-0199
 FIRM REGISTRATION # 10118900

	By:	Date:
FIELD WORK	CR	11-14-18
DRAFTING	DJ	11-27-18
JOB No.	11B16418	