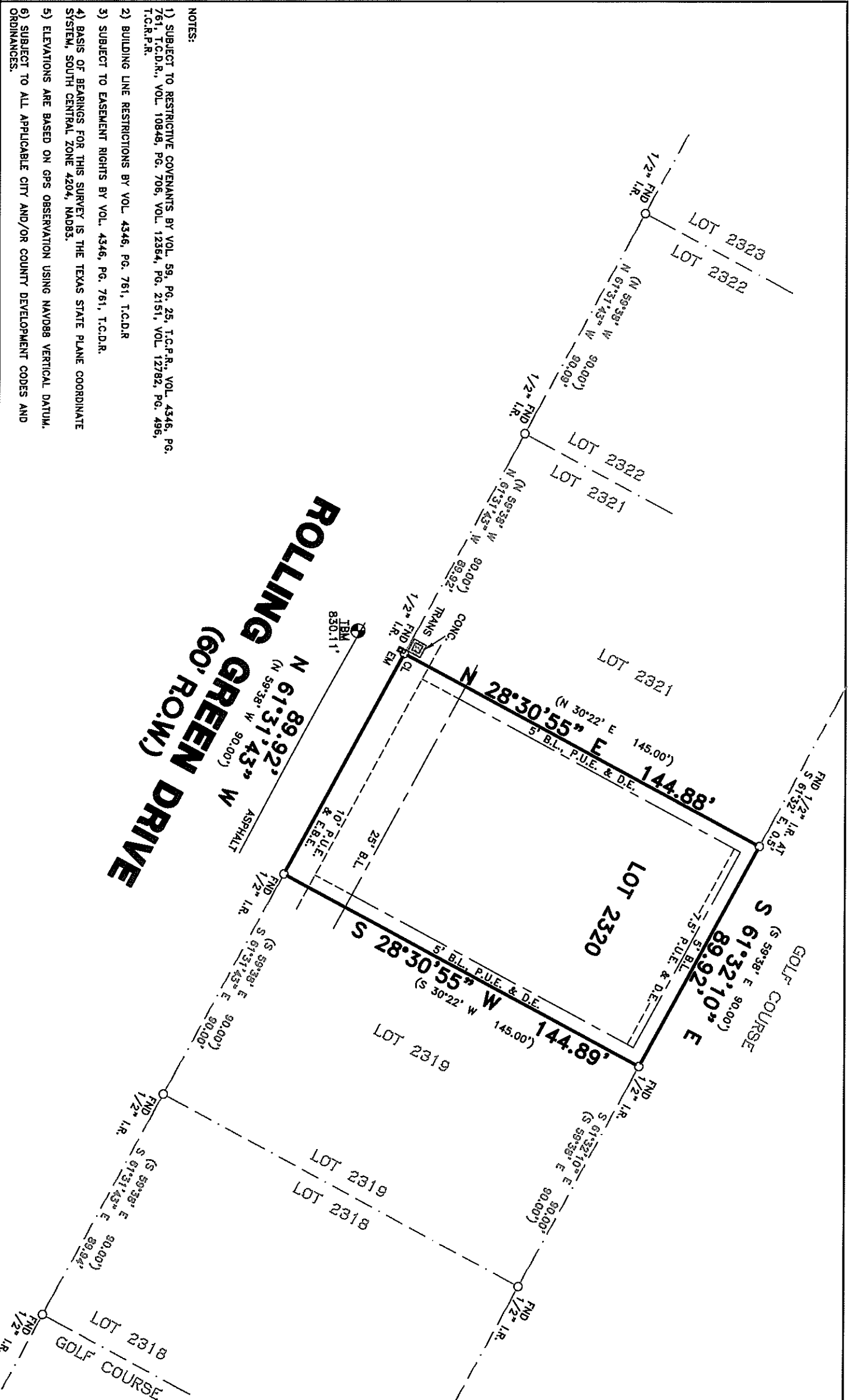


SCALE: 1" = 40'



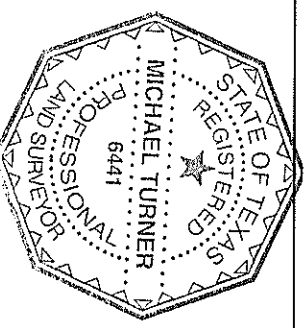
ROLLING GREEN DRIVE
(60' ROW)

- NOTES:
- 1) SUBJECT TO RESTRICTIVE COVENANTS BY VOL. 59, PG. 25, T.C.P.R., VOL. 4346, PG. 761, T.C.D.R., VOL. 10848, PG. 706, VOL. 12364, PG. 2151, VOL. 12782, PG. 496, T.C.R.P.R.
 - 2) BUILDING LINE RESTRICTIONS BY VOL. 4346, PG. 761, T.C.D.R.
 - 3) SUBJECT TO EASEMENT RIGHTS BY VOL. 4346, PG. 761, T.C.D.R.
 - 4) BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD83.
 - 5) ELEVATIONS ARE BASED ON GPS OBSERVATION USING NAVD88 VERTICAL DATUM.
 - 6) SUBJECT TO ALL APPLICABLE CITY AND/OR COUNTY DEVELOPMENT CODES AND ORDINANCES.

- LEGEND**
- EM — ELECTRIC METER
 - CL — CABLE LID
 - TRANS — ELECTRIC TRANSFORMER
 - BL — BUILDING LINE
 - D.E. — DRAINAGE EASEMENT
 - P.U.E. — PUBLIC UTILITY EASEMENT
 - E.B.E. — EMBANKMENT/EXCAVATION EASEMENT
 - () — RECORD INFORMATION
 - ⊙ — TEMPORARY BENCHMARK AT A MAG. NAIL SET

OWNER: ROBERT MARTIN
 ADDRESS: 406 ROLLING GREEN DRIVE
 TITLE CO.: INDEPENDENCE TITLE

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 sheets). 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.



12/14/21

FIELD WORK	12/13/21	JR	DRAFTED BY	12/14/21	BT	CHECKED BY	12/14/21	MT
REVISION	-	-				MAPSCO PAGE		JOB NO.
REVISION	-	-				519 M		40870

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. 2171775-80P

THIS TRACT IS LOCATED WITHIN FLOOD ZONE "X(UNSHADED)" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 481303 0405 J, REVISED JANUARY 22, 2020. FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

LOT 2320, LAKEWAY SECTION TWENTY-TWO, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 59, PAGE 25, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.



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