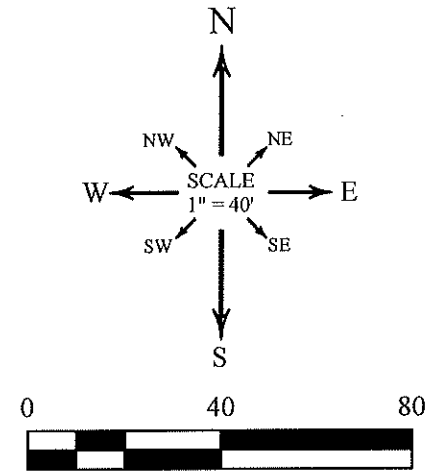


RESTRICTIONS

SUBJECT TO RESTRICTIONS IN DOC. NOS. 2013216889, 2017156699, 2018054428, 2018070419, 2018185191, 2018186573, 2018187884, 2018187885, AND AS PER PLAT IN DOC. NO. 201800113.
 SUBJECT TO BUILDING SETBACK LINES IN DOC. NO. 201800113.
 SUBJECT TO PUBLIC UTILITY, DRAINAGE, WATER QUALITY AND NO CUT EASEMENTS IN DOC. NO. 201800113.
 SUBJECT TO EASEMENTS, BUILDING LINES, CONDITIONS, COVENANTS AND RESTRICTIONS IN DOC. NO. 2018054428, 2018070419.
 SUBJECT TO ELECTRIC AND TELEPHONE EASEMENT GRANTED TO CITY OF AUSTIN IN VOL. 2500, PG. 250, VOL. 4734, PG. 1874, VOL. 11988, PG. 1050. (BLANKET TYPE)

LEGAL DESCRIPTION

LOT 30, SIGNAL HILL SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NUMBER 201800113, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



BEARING BASIS:
 BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM
 CENTRAL TEXAS ZONE (4203) NAD83 HARN HORIZONTAL CONTROL.

TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:
INDEPENDENCE TITLE COMPANY

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO BOUNDARY LINE CONFLICTS, ENCROACHMENTS OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND CERTIFIES ONLY TO THE LEGAL DESCRIPTION AND EASEMENTS SHOWN ON THE REFERENCED TITLE COMMITMENT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.



LEGEND

- 1/2" ROD FOUND
- ⊙ MAG NAIL SET
- X - WIRE FENCE
- BL BUILDING LINE
- AE ACCESS EASEMENT
- DE DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- WQE WATER QUALITY EASEMENT
- () RECORD INFORMATION
- WATER METER
- ET ELECTRIC TRANSFORMER ON PAD
- CABLE RISER
- ⊞ TELEPHONE RISER
- ⊙ ELECTRIC MANHOLE
- ⊕ FIRE HYDRANT
- ON INSIDE OF SUBJECT BOUNDARY
- TREE
- (M) MULTI-STEM TREE
- (P) PROTECTED TREE OVER 19"
- (H) HERITAGE TREE OVER 24"

TREE LIST		TREE LIST	
200	17" LIVE OAK	234	13" LIVE OAK
207	13" LIVE OAK	235	6.5" LIVE OAK
208	10" LIVE OAK	239	15" LIVE OAK
209	6.5" LIVE OAK	240	11" LIVE OAK
210	14.5" LIVE OAK	241	22.5" LIVE OAK (M)(P)
211	12" LIVE OAK	243	9.5" LIVE OAK
213	7.5" LIVE OAK	245	15.5" LIVE OAK
220	6.5" LIVE OAK	246	19" LIVE OAK (P)
221	15" LIVE OAK (M)	250	9.5" LIVE OAK
222	15" LIVE OAK	251	11.5" LIVE OAK
227	9" LIVE OAK	252	14" LIVE OAK
228	7" LIVE OAK	253	9" LIVE OAK
231	8.5" LIVE OAK	254	8" LIVE OAK
232	19.5" LIVE OAK	265	10.5" LIVE OAK
233	15.5" LIVE OAK	264	12.5" LIVE OAK

TREE LIST	
271	11" LIVE OAK
272	7" LIVE OAK
273	9.5" LIVE OAK
276	24.5" LIVE OAK (H)
280	10" LIVE OAK
281	18.75" LIVE OAK (M)
283	28" LIVE OAK (M)(H)
287	15" LIVE OAK

ALLSTAR
 Land surveying
 9020 ANDERSON MILL RD
 AUSTIN, TEXAS 78729
 (512) 249-8149 PHONE
 (512) 331-5217 FAX
 TBPLS FIRM NO. 10135000

F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48453C0415H PANEL: 0415H DATED: 09/26/2008

THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

ADDRESS			
TBD			
15100 GRUMBLES LANE			
BEE CAVES, TRAVIS COUNTY, TEXAS			
SURVEY DATE:	JUNE 24, 2019	FIELDED BY:	JONATHAN MOHR
TITLE CO.:	INDEPENDENCE TITLE CO.	CALC. BY:	CHRIS ZOTTER
G.F. NO.:	1920318-BCP	DRAWN BY:	SEAN SUTTON
JOB NO.:	A0514019	RPLS CHECK:	EDWARD RUMSEY
			06/14/2019
			06/19/2019
			06/24/2019
			06/24/2019