

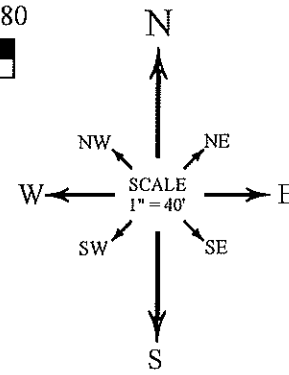
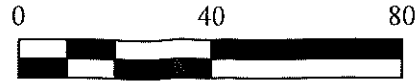
CURVE TABLE				
CURVE	RADIUS	ARC	BEARING	CHORD
C1	60.00'	68.65'	N 89°13'50" E	64.96'
(C1)	(60.00')	(68.45')	(N 89°23'28" E)	(64.80')

LEGEND

- 1/2" ROD FOUND
- ⊙ MAG NAIL FOUND
- M — METAL FENCE
- BL BUILDING LINE
- PUE PUBLIC UTILITY ESMT
- () RECORD INFORMATION
- WATER METER
- ET ELECTRIC TRANSFORMER ON PAD
- CABLE RISER
- ▣ ELECTRIC RISER
- ▢ TELEPHONE RISER
- ⊕ ELECTRIC MANHOLE
- ON INSIDE OF SUBJECT BOUNDARY
- OFF OUTSIDE OF SUBJECT BOUNDARY

PIAZZA VETTA

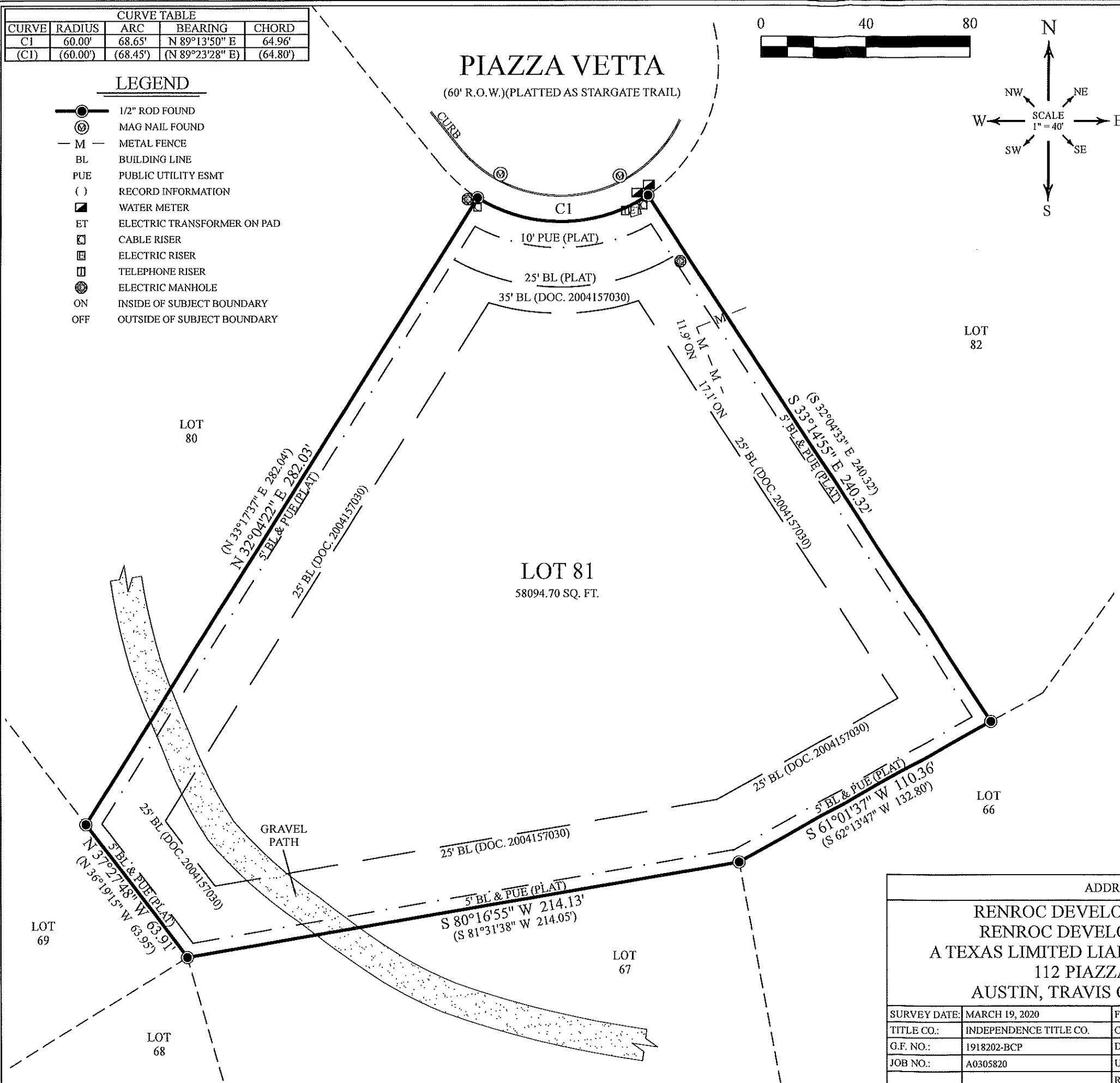
(60' R.O.W.)(PLATTED AS STARGATE TRAIL)



RESTRICTIONS
SUBJECT TO RESTRICTIONS IN VOL. 812, PG. 368, VOL. 3769, PG. 694, VOL. 4713, PG. 1388, DOC. NOS. 2001052618, 2002070102, 2004148598, 2004157030, 2006080033, 2009147855, 2011020154, 2016011514, 2016071252, 2018173923, 2019078676, 2019097742, AND AS PER PLAT IN DOC. NO. 200100103. SUBJECT TO BUILDING SETBACK LINES IN DOC. NOS. 2002070102, 2004148598, 2004157030. SUBJECT TO EASEMENTS, BUILDING SETBACK LINES, CONDITIONS, COVENANTS AND RESTRICTIONS AS PER PLATS IN VOL. 51, PG. 1, VOL. 84, PG. 39A, DOC. NO. 200100103. SUBJECT TO PUBLIC UTILITY EASEMENTS IN DOC. NO. 200100103. SUBJECT TO BLANKET TYPE ELECTRIC EASEMENT IN VOL. 824, PG. 337, AFFECTED IN 8831, PG. 74. WATER PIPELINE EASEMENT IN VOL. 4950, PG. 722, ASSIGNED IN DOC. NO. 2000153768, DOES NOT AFFECT. SUBJECT TO A BLANKET TYPE WATER LINE EASEMENT IN VOL. 4716, PG. 827.
LEGAL DESCRIPTION
LOT 81, BELLA MONTAGNA ESTATES (FORMERLY KNOWN AS ROUND MOUNTAIN ESTATES 2), ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NUMBER 200100103, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

*****NOTICE*****
BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY THE OWNER SHOULD CHECK THE LOCAL GOVERNING AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER BUILDING REQUIREMENTS.

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.

ADDRESS				F.I.R.M. MAP INFORMATION	
RENROC DEVELOPMENT, LP a/k/a RENROC DEVELOPMENT, L.L.P., A TEXAS LIMITED LIABILITY PARTNERSHIP 112 PIAZZA VETTA AUSTIN, TRAVIS COUNTY, TEXAS				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. 48453C0405J PANEL: 0405J DATED: 01/22/2020	
SURVEY DATE:	MARCH 19, 2020	FILED BY:	CHRIS ZOTTER	03/17/2020	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.
TITLE CO.:	INDEPENDENCE TITLE CO.	CALC. BY:	CHRIS ZOTTER	03/18/2020	
G.F. NO.:	1918202-BCP	DRAWN BY:	SEAN SUTTON	03/19/2020	
JOB NO.:	A0305820	UPDATE BY:	-	-	
		RPLS CHECK:	EDWARD RUMSEY	03/19/2020	

ALLSTAR
Land Surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TBPLS FIRM NO. 10135090