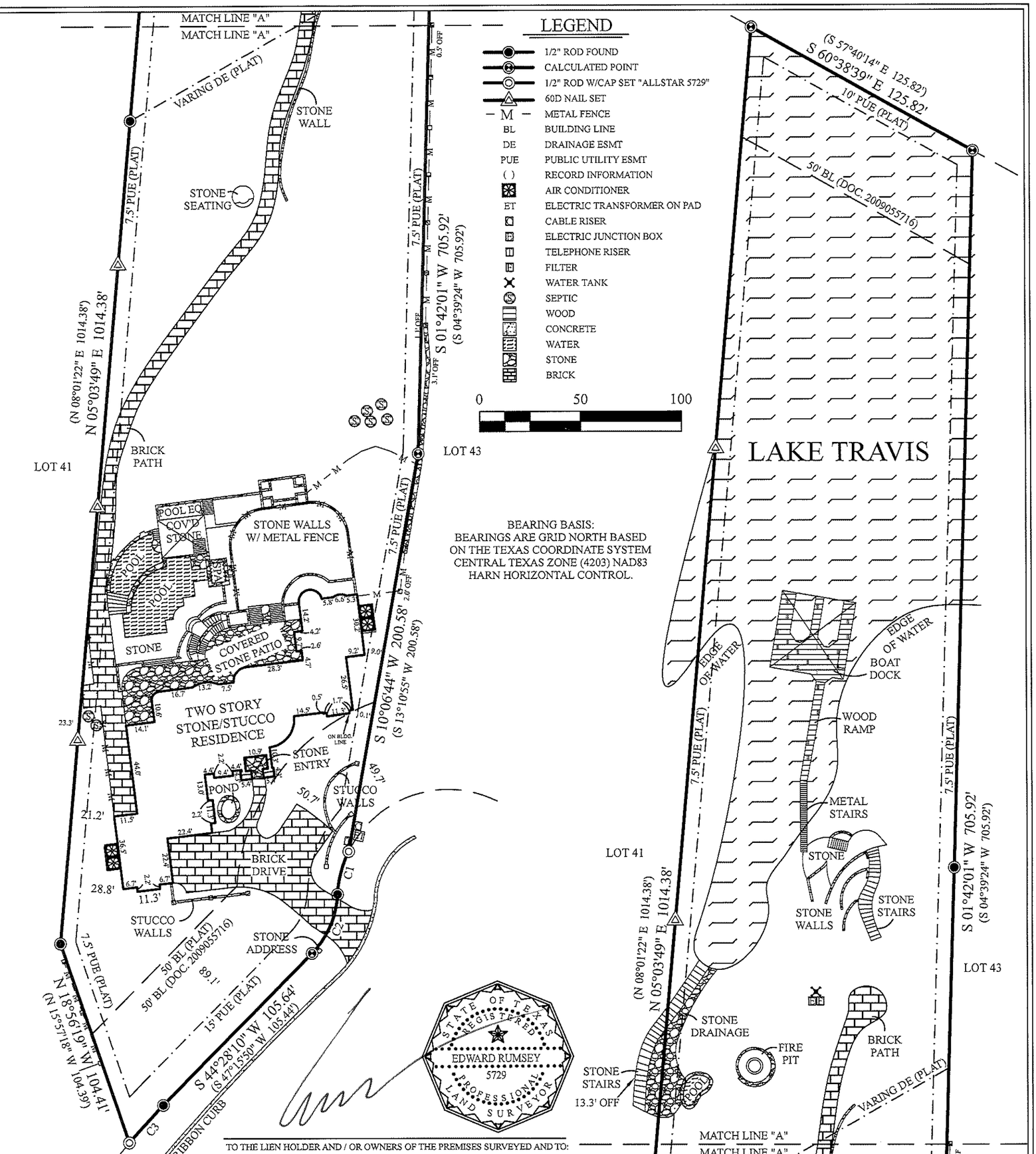

TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:

CAPITAL TITLE

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.

CURVE	RADIUS	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	55.00'	22.13'	S 14°40'57" W	22.28'
(C1)	(55.00')	(22.13')	(S 17°27'42" W)	(22.29')
C2	45.00'	31.81'	S 23°28'34" W	32.51'
(C2)	(45.00')	(31.82')	(S 26°33'32" W)	(32.52')
C3	405.00'	25.00'	S 42°24'56" W	25.00'
(C3)	(405.00')	(25.00')	(S 45°29'43" W)	(25.00')

RESTRICTIONS

SUBJECT TO RESTRICTIONS RECORDED IN VOL. 13141, PG. 3594, VOL. 13143, PG. 832; DOC. NO. 20000068484, 2000171253, 2003217174, 2003217176, 200317177, 2003217178, 2003217179, 2004029750, 200511719, 2007067325, 2007077898, 2007205196, 2009055716, 2009055717, 2009070222, 2009085591, 2011067400, 2013201405, 2015008187, 2015008188, 2015008189; AND AS STATED ON PLAT RECORDED IN VOL. 100, PG. 382-392.

SUBJECT TO BUILDING SETBACK LINES RECORDED IN VOL. 13141, PG. 3594, VOL. 13143, PG. 832; DOC. NO. 2000068454, 2009055716; AND AS STATED ON PLAT RECORDED IN VOL. 100, PG. 382.

SUBJECT TO EASEMENTS GRANTED TO LOWER COLORADO RIVER AUTHORITY RECORDED IN VOL. 601, PG. 174, VOL. 601, PG. 596, VOL. 659, PG. 122, VOL. 653, PG. 159. (BLANKET-TYPE)

LEGAL DESCRIPTION

LOT 42, BLOCK A, COSTA BELLA SUBDIVISON, AN ADDITION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECRODED IN VOL. 100, PG. 382, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

N
NW NE
W SCALE 1" = 50' E
SW SE
S

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 LIE WITHIN THE 100 YEAR FLOOD - PLAIN, AND HAS A ZONE "AE" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48453C0215J PANEL: 0215J DATED: 01/22/2020

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.

ADDRESS

TBD
211 COSTA BELLA DRIVE
AUSTIN, TRAVIS COUNTY, TEXAS

SURVEY DATE:	MARCH 02, 2020	FIELDED BY:	CHRIS ZOTTER	02/25/2020
TITLE CO.:	CAPITAL TITLE	CALC. BY:	CHRIS ZOTTER	02/26/2020
G.F. NO.:	20-469798-AL	DRAWN BY:	DAVID BAK	03/02/2020
JOB NO.:	A0207920	UPDATE BY:	-	-
		RPLS CHECK:	EDWARD RUMSEY	03/02/2020