

**AS-BUILT SURVEY  
OF LOT 28A, OF THE AMENDED PLAT  
OF LOTS 26, 27 AND 28, BLOCK "D"  
VINEYARD BAY, PHASE ONE P.U.D.  
Doc. No. 199900117  
PLAT RECORDS OF TRAVIS COUNTY, TEXAS**

**LAKE TRAVIS  
COLORADO RIVER**

SCALE: 1" = 30'

**LEGEND**

- OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
- TRAVIS COUNTY PLAT RECORD
- TRAVIS COUNTY DEED RECORD
- REAL PROPERTY RECORDS, TRAVIS COUNTY
- RIGHT OF WAY
- PUBLIC UTILITY EASEMENT RECORD INFORMATION
- 1/2" IRON ROD FOUND
- PK NAIL SET
- DRILL HOLE IN CONCRETE
- CALCULATED POINT
- LIGHT POLE
- BREAK IN SCALE

THE AMENDED PLAT OF  
LOTS 26, 27 AND 28  
BLOCK "D"  
VINEYARD BAY  
PHASE ONE, P.U.D.  
DOC. No. 199900117  
T.C.P.R.

APPROX. LOCATION OF  
THE 670' CONTOUR ELEV.  
L.C.R.A. INUNDATION EASEMENT.  
V.601 P.174  
V.601 P.596  
T.C.D.R. AND  
T.C.P.R. Pgs. 158B-160D  
Bk. 86, T.C.P.R.

20' WALKWAY EASEMENT  
Bk. 86, Pgs. 158B-160D  
Doc. No. 199900117  
O.P.R.T.C.

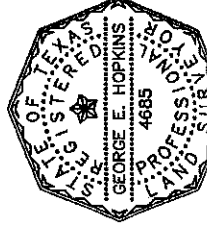
APPROX. LOCATION OF  
THE 715' CONTOUR ELEV.  
L.C.R.A. INUNDATION EASEMENT  
V.653 P.129  
V.653 P.122  
T.C.D.R. AND  
T.C.P.R. Pgs. 158B-160D  
Bk. 86, T.C.P.R.

**28A  
6.960 AC.**

VINEYARD BAY  
PHASE ONE  
P.U.D.  
Bk. 86 Pgs. 158B-160D  
T.C.P.R.

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PHASE ONE  
P.U.D.  
Bk. 86 Pgs. 158B-160D  
T.C.P.R.

CAPITAL SURVEYING COMPANY INCORPORATED		NO.:	0-5538.10	DATE:	JUNE 25, 2004	SHEET NO.:	
BY:	WAL	SCALE:	1" = 30'	DATE:	JUNE 25, 2004	F.B.:	



That I, George E. Hopkins, a Registered Professional Land Surveyor, do hereby certify to Heritage Title Company of Austin, Inc., Dawlett and Compass Bank, that the above map or plat hereon was determined by a survey made on the ground and supervision and substantially complies with the Texas Society of Professional Land Surveyors Standards and Specifications for a Category 1A, Condition II survey.

WITNESS MY HAND AND SEAL at Austin, Travis County Texas the 25th day of June, 2004, A.D.

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BLOCK "D"

THIS SURVEY WAS PREPARED USING THAT INFORMATION IN THE TITLE COMMITMENT FURNISHED BY HERITAGE TITLE OF AUSTIN, INC., OF N.E. 00041437, DATED JUNE 8, 2004, MENTIONED IN SCHEDULE "B" ARE SHOWN HEREON WITH THE EXCEPTIONS OR CLARIFICATIONS:

- THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD; Volume 7854, Page 377 of the Deed Records, 9739, Page 746, Volume 10741, Page 216, Volume 11215, Page 808, Volume 13212, Page 339, Volume 13212, Page 457 of the Real Property Records, Document No(s). 2001021440, 2020868053 of the Official Public Records and Volume 86, Page(s) 158B-160D of the Plat Book of all of Travis County, Texas.

10d & 10e) Minimum building setback lines of 15 feet along the side and rear lot lines are established by Volume 86, Pages 158B-160D of the Plat Book of the Official Public Records of Travis County, Texas. Declaration of Covenants, Conditions and Restrictions in Volume 9739, Page 746 of the Real Property Records, Document No. 2001021440 of the Official Public Records of Travis County, Texas, and may affect. No buildings on adjoining tracts are within 15 feet property lines.

LINE # C1  
DELTA 04°04'37"  
RADIUS 165.00'  
ARC 11.74'  
CHORD 11.74'  
CH. BEARING N59°10'37"W