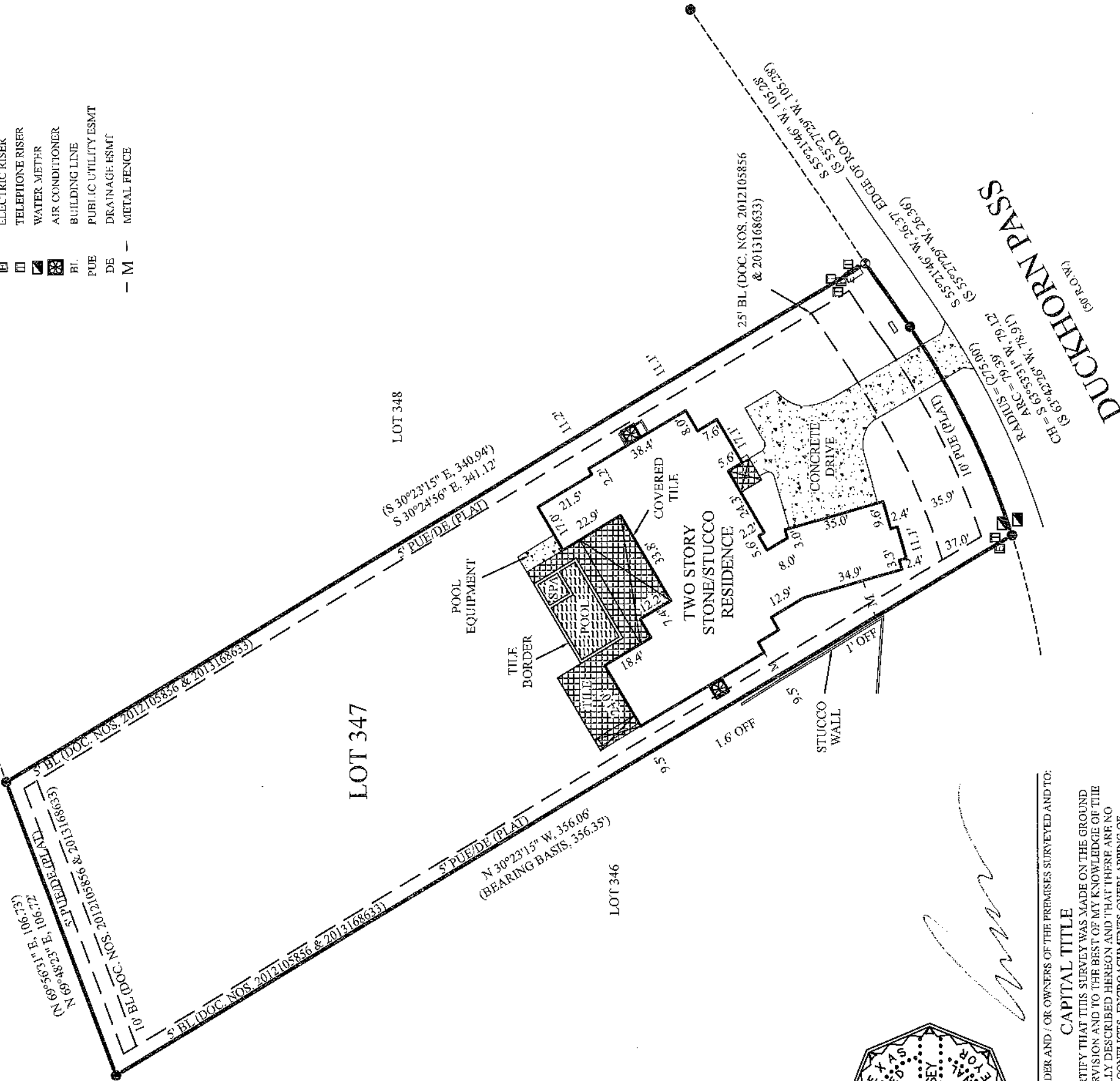


LOT 742
17.302 ACRES
SERENE HILLS
PRESERVE
OPEN SPACE &
DRAINAGE EASEMENT

LEGEND

- CALCULATED POINT
- 1/2" ROD FOUND
- () RECORD INFORMATION
- ET ELECTRIC TRANSFORMER ON PAD
- ET ELECTRIC RISER
- TELEPHONE RISER
- WATER METER
- AIR CONDITIONER
- BUILDING LINE
- PUE PUBLIC UTILITY ESMT
- DE DRAINAGE ESMT
- M — METAL FENCE



TO THE LEND 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.

RESTRICTIONS

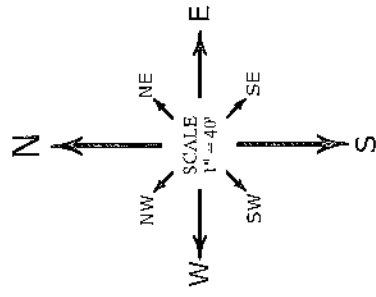
SUBJECT TO RESTRICTIONS IN DOC. NOS. 2006242485, 2007063335, 2007079263, 2010090153, 2010090156, 2010090167, 2010136125, 20100084173, 2012105853, 2012105854, 201205855, 2012105856, 2012171312, 2012171313, 2013073299, 2013080289, 2013080290, 2013127384, 2013168599, 2013168633, 2014013941, 2014014159, 2014024666, 2014070111, 2014111782, 2014128024, 2014128025, 2015037867, 2015194215, 2016016008, 2016016217 AND AS PER PLAT IN DOC. NO. 201300186.
SUBJECT TO BUILDING LINES RECORDED IN DOC. NOS. 2012105856 AND 2013168633.
SUBJECT TO PUBLIC UTILITY EASEMENTS IN DOC. NO. 201300186.
WATER LINE EASEMENT GRANTED TO TRAVIS COUNTY MUNICIPAL DISTRICT NO. 12 IN DOC. NO. 2008015396, DOES NOT AFFECT.
PUBLIC UTILITIES, DRAINAGE FACILITIES AND ACCESS EASEMENTS GRANTED TO WATER CONTROL AND IMPROVEMENT DISTRICT NO. 17 AND THE CITY OF LAKEWAY IN DOC. NOS. 2008090125 AND 2008090126, DOES NOT AFFECT.
WATER LINE EASEMENTS GRANTED TO WATER CONTROL AND IMPROVEMENT DISTRICT NO. 17 IN DOC. NOS. 2008090127 AND 2008090128, DOES NOT AFFECT.
ELECTRIC UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. IN DOC. NO. 2009068591, DOES NOT AFFECT.
UNDERGROUND AND AERIAL FACILITIES EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY IN DOC. NO. 2010076568, DOES NOT AFFECT.
PIPELINE AND/OR SERVICES GRANTED TO TEXAS GAS SERVICE COMPANY IN DOC. NO. 2012172019, DOES NOT AFFECT.

LEGAL DESCRIPTION

LOT 347, SERENE HILLS SUBDIVISION, PHASE 3WA AND REPLAT OF LOT 402, SERENE HILLS PHASE 1B, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 201300186, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
WWW.ALLSTARLANDSURVEYING.COM



F.L.R.M. MAP INFORMATION

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON TITLE FLOOD INSURANCE RAIT MAPS F.L.R.M. MAP NO. 48453C0385H PANEL: 0385H DATED: 9-26-2008 THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

ADDRESS

BALSA LABAN
MINA LABAN
305 DUCKHORN PASS
LAKEWAY, TRAVIS COUNTY, TEXAS

SURVEY DATE:	JULY 6, 2016	FILED BY:	REX NOWLIN	07/06/2016
TITLE CO.:	CAPITAL TITLE	CALC. BY:	EDWARD RUMSEY	07/06/2016
G.F. NO.:	16-258526-AL	DRAWN BY:	ADRIEL LOPEZ	07/06/2016
JOB NO.:	A0619416	RPL'S CHECK:	EDWARD RUMSEY	07/06/2016
		A0914014 - A0905914 - A0101514		