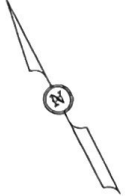


SCALE: 1"=20'



PLAT OF HIGHLANDS
BOULEVARD
DOC.# 200900056

LEGEND

- AC A/C UNIT
- EM ELEC. METER
- EB ELEC. BOX
- G GAS METER
- S SEWER
- WM WATER METER
- GP GRINDER PUMP
- IRON ROD FND.
- ▲ NAIL FND.
- B.L. BUILDING LINE
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT

SURVEYOR'S NOTES

() DENOTES RECORD INFORMATION

EASEMENT RESEARCH PERFORMED BY ALL POINTS AND THE UNDERSIGNED SURVEYOR WAS LIMITED TO INFORMATION SUPPLIED BY STEWART TITLE GUARANTY COMPANY PER COMMITMENT G.F. #350677, EFFECTIVE JANUARY 19, 2019; SCHEDULE B, PARAGRAPH 10.

LOT 30 IS SUBJECT TO RESTRICTIVE COVENANTS AS STATED IN:
VOL. 13100, PG. 373; DOC.# 2003125317, 2005011194, 2006070852, 2008147712, 2007044535, 2013075562, 2015195410, 2009056508, 2009056509, 2010041140, 2011181824, 2011191928, 2015195628, 2015195740 & 201500090.

THE FOLLOWING ESMTS. DO NOT AFFECT LOT 30: DOC.# 2013020756, 2017137546; VOL. 579, PG. 592; VOL. 611, PG. 71; VOL. 9588, PG. 976; VOL. 9612, PG. 279; DOC.# 2006233731, 2008160390, 2008160391, 2009053209, 2013020756 & VOL. 1004, PG. 284.

THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

LEGAL DESCRIPTION:

LOT 30, BLOCK "E", LAKEWAY HIGHLANDS, PHASE 2, SECTION 4, DOC.# 201500090 AND AFFECTED BY DOC.# 2017035334, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

REFERENCE: TIMOTHY JACOB GONZALES AND TINA ANN GONZALES

TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR STEWART TITLE GUARANTY COMPANY

The undersigned certifies that this survey was this day made by me or under my supervision on the ground of the real property shown on the survey and after the exercise of reasonable care and in reliance on record searches by the title company that this survey is correct to the best of the undersigned's knowledge and belief and that the property has access to and from a roadway, except as shown hereon. There are no visible discrepancies, conflicts, shortages or overlapping of improvements or encroachments except as shown hereon.

CURVE TABLE

①
C=N83°40'37"W 35.10'
A=35.86' R=50.00'
(C=N83°42'44"W 35.13')
(A=35.89')



Roger L. Way

ALL POINTS SURVEYING

1714 FORTVIEW ROAD - SUITE 200
AUSTIN TX. 78704

TELE.: (512) 440-0071 - FAX: (512) 440-0199
FIRM REGISTRATION # 10118900

FIELD WORK	By	Date:
JS	JS	03-19-19
DRAFTING	By	Date:
SCN	SCN	

SURVEY DATE: 03-24-19
Job No. 03B00619
SCALE: 1"=20'

