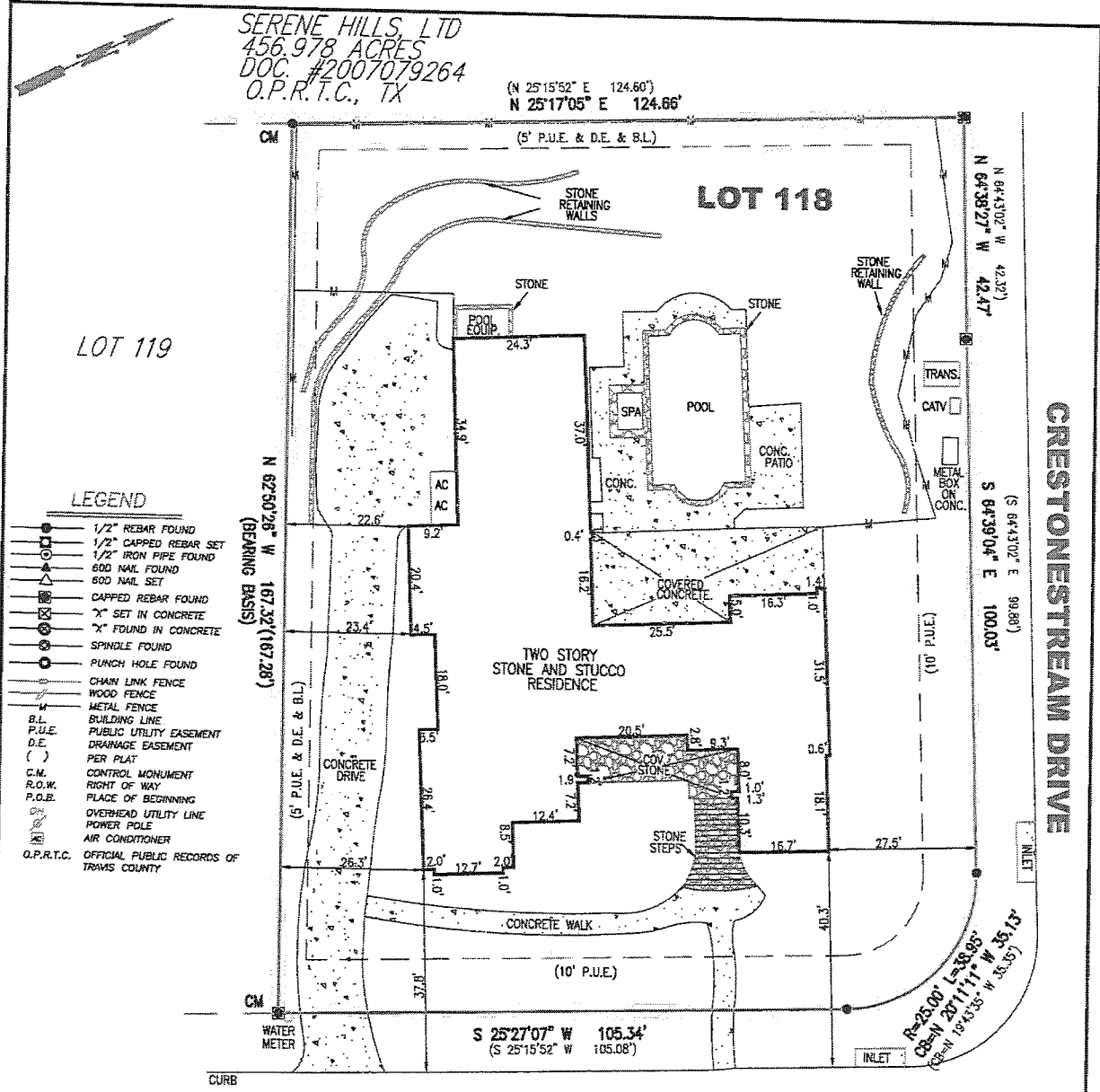


SERENE HILLS, LTD
456.978 ACRES
DOC. #2007079264
O.P.R.T.C., TX

(N 25°15'52" E 124.60°)
N 25°17'05" E 124.66°



LOT 119

LOT 118

LEGEND

- 1/2" REBAR FOUND
- 1/2" CAPPED REBAR SET
- 1/2" IRON PIPE FOUND
- △ 600 NAIL FOUND
- △ 600 NAIL SET
- CAPPED REBAR FOUND
- "X" SET IN CONCRETE
- "X" FOUND IN CONCRETE
- SPINDLE FOUND
- PUNCH HOLE FOUND
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- () PER PLAT
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- P.O.B. PLACE OF BEGINNING
- OVERHEAD UTILITY LINE
- POWER POLE
- AIR CONDITIONER
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY

SWEET GRASS LANE

CRESTONESTREAM DRIVE

Notes:
1) Subject to restrictions and easement rights as stated in Doc. Nos. 2006242485, 2007063335, re-recorded in 2007079263, 2010090153, 2010090156, 2010090167, 2010136125, 2010147206, 2010147207, 2011084175, 2012105853, 2012105854, 2012105855, 2012105856, 2012171312, 2012171313, 2013017166, 2013062854, 2013080289, 2013090290, 2013127384, 2013168599, 2013221535, 2014013841, 2015194215, 2016016008, 2016016217, Official Records and in Doc. No. 201200034(plat), Official Records.
2) Building setback areas along side and rear lot lines shall also function as public utility and drainage easements.



Victor M. Garza
TO THE OWNER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED AND TO
INDEPENDENT TITLE
RESOURCES GUARANTY COMPANY

I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND UNDER MY SUPERVISION OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS PREPARED IN ACCORDANCE WITH THE TITLE COMMITMENT REFERENCED HEREON, AND THAT THERE ARE NO VISIBLE BOUNDARY LINE CONFLICTS, ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON.

FLOOD CERTIFICATION
THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 3854, DATED 06/26/06. IT IS REPRESENTED AS IN ZONE "X". HOWEVER, AT THE PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED BY THIS FIRM AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED ON SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAN ADMINISTRATOR.

STREET ADDRESS: 1005 SWEET GRASS LANE CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS
LOT: 118 BLOCK: SUBDIVISION: THE SERENE HILLS, PHASE 2E DOC. NO. 201200034 OFFICIAL RECORDS
REFERENCE NAME: TRENT HALL AND AMANDA HALL

G.F. #: 1716613-BCP



B & G SURVEYING, LLC
FIRM REGISTRATION NO. 100353-00
WWW.BANDGSURVEY.COM
1404 West North Loop Blvd.
Austin, Texas 78756
Office 512-458-6969

JOB #:	b0524117_TA
DATE:	6/1/17
SCALE:	1" = 20'
FIELD WORK BY:	DEMS 6/1/17
CHECKED BY:	YMG 6/5/17
DESIGNED BY:	DD 6/5/17
RECHECKED BY:	YMG 6/6/17

