

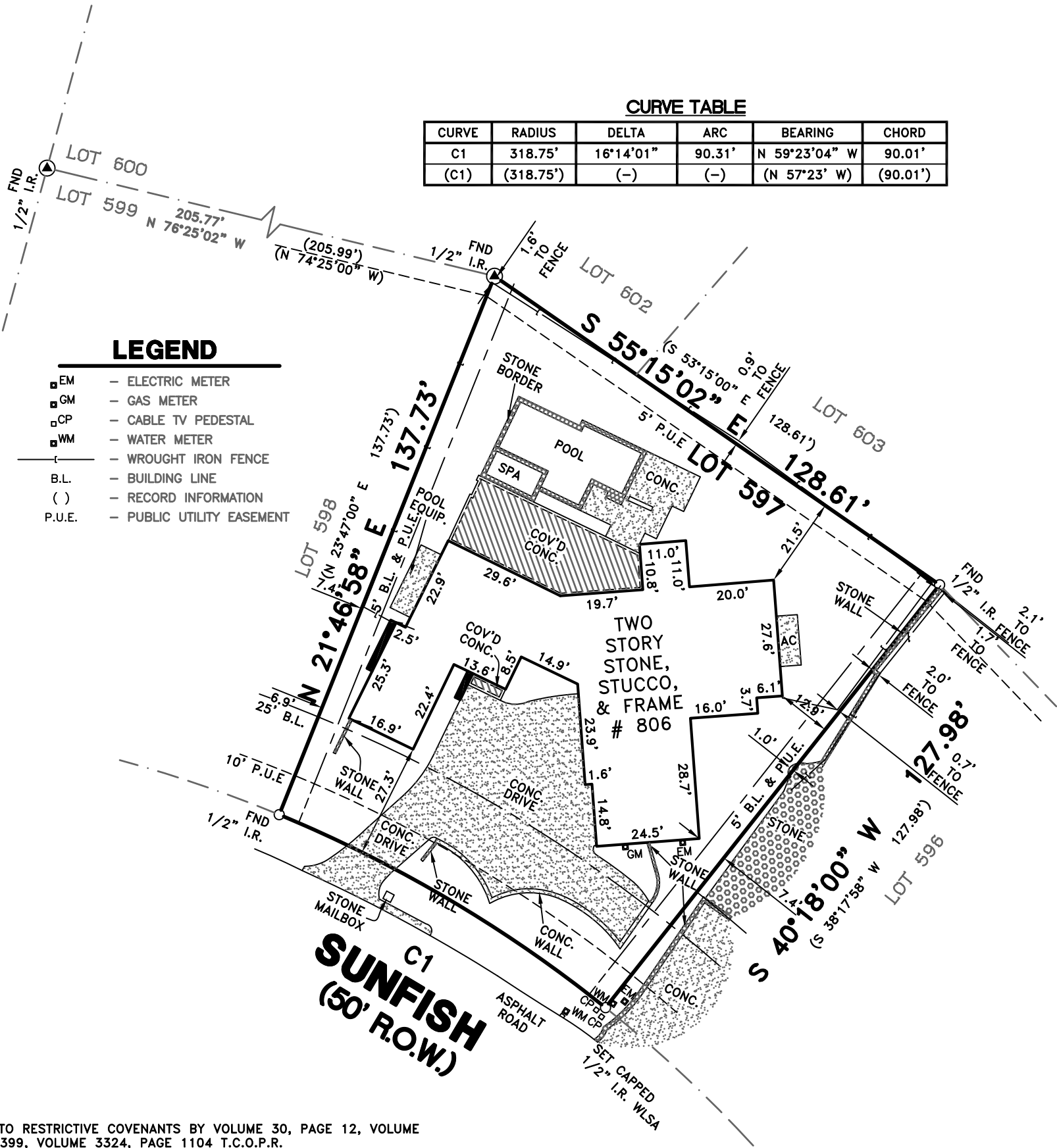
SCALE: 1" = 30'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	318.75'	16°14'01"	90.31'	N 59°23'04" W	90.01'
(C1)	(318.75')	(-)	(-)	(N 57°23' W)	(90.01')

LEGEND

EM	- ELECTRIC METER
GM	- GAS METER
CP	- CABLE TV PEDESTAL
WM	- WATER METER
---	- WROUGHT IRON FENCE
B.L.	- BUILDING LINE
( )	- RECORD INFORMATION
P.U.E.	- PUBLIC UTILITY EASEMENT



NOTES:

- 1) SUBJECT TO RESTRICTIVE COVENANTS BY VOLUME 30, PAGE 12, VOLUME 3179, PAGE 399, VOLUME 3324, PAGE 1104 T.C.O.P.R.
- 2) SUBJECT TO BUILDING SETBACK LINES BY VOL. 3179, PG. 399, VOL. 322, PG. 1104, T.C.O.P.R.
- 3) PERPETUAL EASEMENT AND RIGHT TO INUNDATE UP TO THE 715 FOOT CONTOUR ELEVATION GRANTED TO THE LOWER COLORADO RIVER AUTHORITY BY VOL. 661, PG. 253, T.C.O.P.R., DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY.
- 4) SUBJECT TO ALL APPLICABLE CITY AND/OR COUNTY DEVELOPMENT CODES AND ORDINANCES.
- 5) BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83

ALL BEARINGS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED. ALL EASEMENTS AND BUILDING LINES ARE BASED ON THE RECORDED PLAT, UNLESS OTHERWISE NOTED. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY HAS BEEN COMPILED IN ACCORDANCE WITH INFORMATION CONTAINED IN THE TITLE COMMITMENT REFERENCED IN GF NO. 2432699-LAK

SURVEY OF

LOT 597, LAKEWAY SECTION 5, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 30, PAGE 12, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

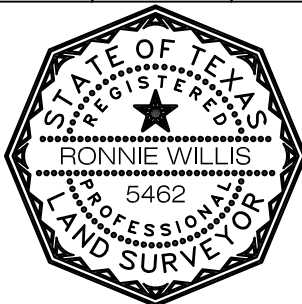
THIS TRACT IS LOCATED WITHIN FLOOD ZONE "UN-SHADED" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 481303 0405J, REVISED JANUARY 22, 2020. FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

PURCHASER	TBD	LENDER CO.	-
ADDRESS	806 SUNFISH	TITLE CO.	INDEPENDENCE TITLE



Windrose Land Services - Austin  
4120 Commercial Center Dr.  
Suite 300  
Austin, Texas 78744  
TEL. (512) 326-2100 FAX (512) 326-2770

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I do hereby certify that this survey was this day made on the ground and that this plat correctly represents the property legally described hereon (or on attached sheet). That the facts found at the time of this survey show the improvements and that there are no encroachments apparent on the ground, except as shown. Surveyor for Windrose Land Services - Austin.

*[Signature]*

01/28/25

FIRM REGISTRATION NO. 10110400

FIELD WORK	01/20/25	CW	DRAFTED BY	01/28/25	JJ	CHECKED BY	01/28/25	RW
REVISION	-	-	-	-	-	MAPSCO PAGE	-	JOB NO.
REVISION	-	-	-	-	-	-	-	43466