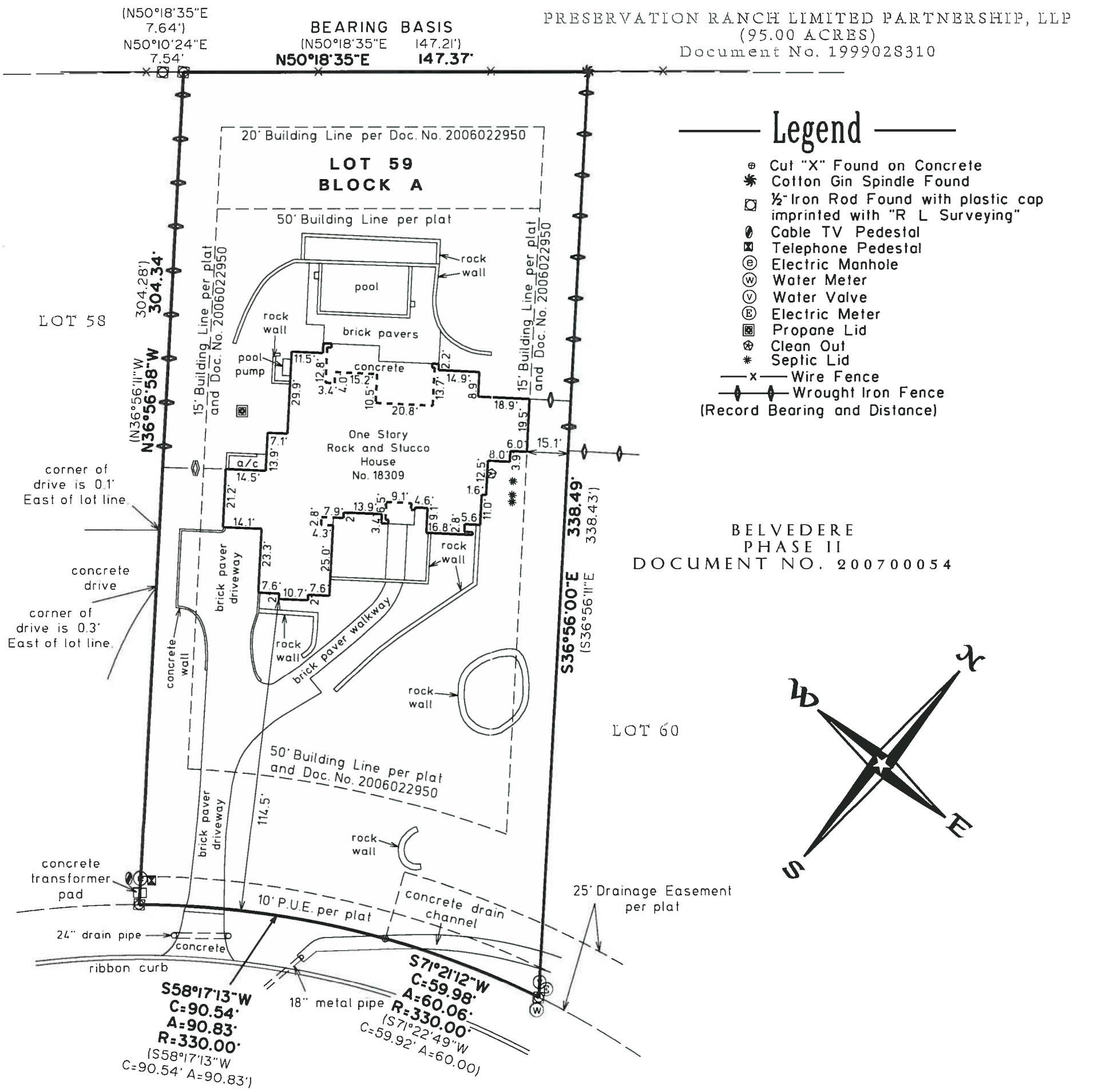
SCALE 1" = 40'



Legend

- Cut "X" Found on Concrete
- Cotton Gin Spindle Found
- ½" Iron Rod Found with plastic cap imprinted with "R L Surveying"
- Cable TV Pedestal
- Telephone Pedestal
- Electric Manhole
- Water Meter
- Water Valve
- Electric Meter
- Propane Lid
- Clean Out
- Septic Lid
- —x— Wire Fence
- —+—+— Wrought Iron Fence

(Record Bearing and Distance)

GF No. R01-17-1196

To: Samuel Baxter
Key Title Group
North American Title Insurance Company

NOTE:

This lot is subject to restrictions recorded in Document Nos. 200700054, 2006022950, 2007006197, 2007049642, 2007157239, 2008037377, 2008156566, 2009055630, 2011111172, 2011170786, 2012032981, 2012033751, 2012048410, 2012144558, 2013198513, 2013221494, 2016036296, 2016132813, 2016149812, 2016175467 and 2017072297 of the Official Public Records of Travis County, Texas.

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is accurate to the best of my abilities and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property abuts a dedicated roadway. This property is within Zone X (areas determined to be outside of the 100 Year Flood Plain) according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48453C 0395 H, dated September 26, 2008.

THIS the 15th day of MAY, A.D., 2017.

SURVEY MAP OF:

LOT 59, BLOCK A, BELVEDERE PHASE II, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 200700054 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LOCATED AT 18309 FLAGLER DRIVE.

STATE OF TEXAS REGISTERED HOLT CARSON 5166 PROFESSIONAL LAND SURVEYOR

BY: Holt Carson

Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512)-442-0990
Firm Registration Number 10050700

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