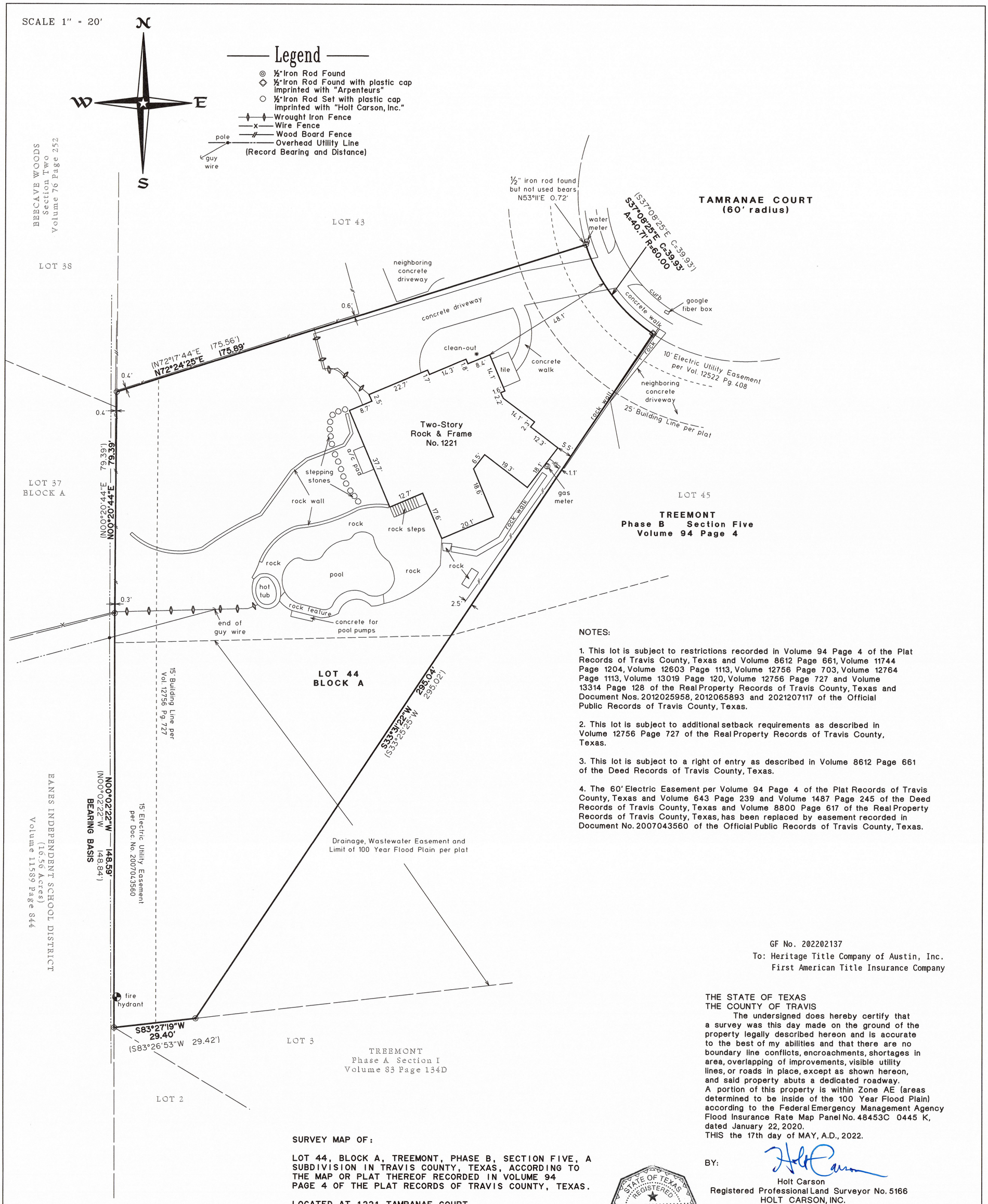
SCALE 1" = 20'

Legend

- ½" Iron Rod Found
- ½" Iron Rod Found with plastic cap imprinted with "Arpenteurs"
- ½" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- Wrought Iron Fence
- Wire Fence
- Wood Board Fence
- Overhead Utility Line
- (Record Bearing and Distance)



NOTES:

1. This lot is subject to restrictions recorded in Volume 94 Page 4 of the Plat Records of Travis County, Texas and Volume 8612 Page 661, Volume 11744 Page 1204, Volume 12603 Page 1113, Volume 12756 Page 703, Volume 12764 Page 1113, Volume 13019 Page 120, Volume 12756 Page 727 and Volume 13314 Page 128 of the Real Property Records of Travis County, Texas and Document Nos. 2012025958, 2012065893 and 2021207117 of the Official Public Records of Travis County, Texas.

2. This lot is subject to additional setback requirements as described in Volume 12756 Page 727 of the Real Property Records of Travis County, Texas.

3. This lot is subject to a right of entry as described in Volume 8612 Page 661 of the Deed Records of Travis County, Texas.

4. The 60' Electric Easement per Volume 94 Page 4 of the Plat Records of Travis County, Texas and Volume 643 Page 239 and Volume 1487 Page 245 of the Deed Records of Travis County, Texas and Volume 8800 Page 617 of the Real Property Records of Travis County, Texas, has been replaced by easement recorded in Document No. 2007043560 of the Official Public Records of Travis County, Texas.

GF No. 202202137
To: Heritage Title Company of Austin, Inc.
First American Title Insurance Company

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.
A portion of this property is within Zone AE (areas determined to be inside of the 100 Year Flood Plain) according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48453C 0445 K, dated January 22, 2020.
THIS the 17th day of MAY, A.D., 2022.

BY:

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

STATE OF TEXAS REGISTERED HOLT CARSON 5166 PROFESSIONAL LAND SURVEYOR

SURVEY MAP OF:

LOT 44, BLOCK A, TREEMONT, PHASE B, SECTION FIVE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 94 PAGE 4 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

LOCATED AT 1221 TAMRANAE COURT.

A 1116030