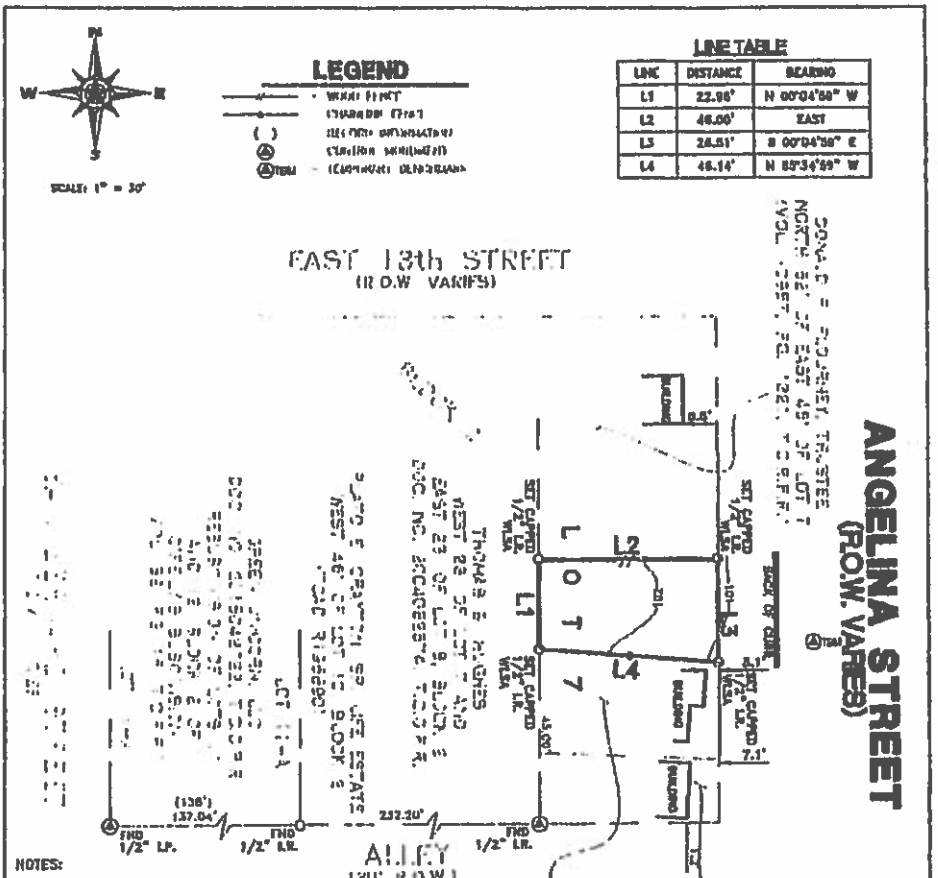
C15-2018-0026 H03



NOTES:

1) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND WOULD BE SUBJECT TO ALL APPLICABLE COVENANTS, CONDITIONS, RESTRICTIONS, OR EASEMENTS THAT A CURRENT TITLE COMMITMENT MAY DISCLOSE.

2) SUBJECT TO ALL APPLICABLE CITY AND/OR COUNTY DEVELOPMENT CODES AND ORDINANCES.

3) ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED ELEVATION OF 100.00' AT A MAG NAIL SET IN ASPHALT. SEE TBM.

4) ALL BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 00°04'59" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF ANGELINA STREET.

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 WAS BEEN COMPILED IN ACCORDANCE WITH INFORMATION CONTAINED IN THE TITLE COMMITMENT REFERENCED IN GF NO. -

SURVEY OF
NORTH PORTION OF THE SOUTH 66' OF THE EAST 46' OF LOT 7, BLOCK "2", O'REILLY'S SUBDIVISION OF OUTLOT 38, DIVISION "B", ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 1, PAGE 39, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

THIS TRACT IS LOCATED WITHIN FLOOD ZONE "X(UNSHADED)" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48029E 0485 H, REVISED SEPTEMBER 26, 2008. FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

PURCHASER	-	LENDER CO.	-
ADDRESS	1310 ANGELINA STREET, AUSTIN, TEXAS 78702	TITLE CO.	-

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

STATE OF TEXAS REGISTERED MICHAEL TURNER 6447 PROFESSIONAL LAND SURVEYOR

I do hereby certify that this survey was this day made on the ground and that the plat hereon represents the results of said survey correctly to an accuracy of 1/5000 and that there are no encroachments apparent on the ground, except as shown. Surveyor for McKenzie Land Surveyor Austin.

6/8/15

FIELD WORK	05/27/15	RW	DRAFTED BY	06/04/15	MK	CHECKED BY	06/08/15	MT
REVISION	-	-	-			MAPSCO PAGE	JOB NO.	
REVISION	-	-	-			585 G	30429	