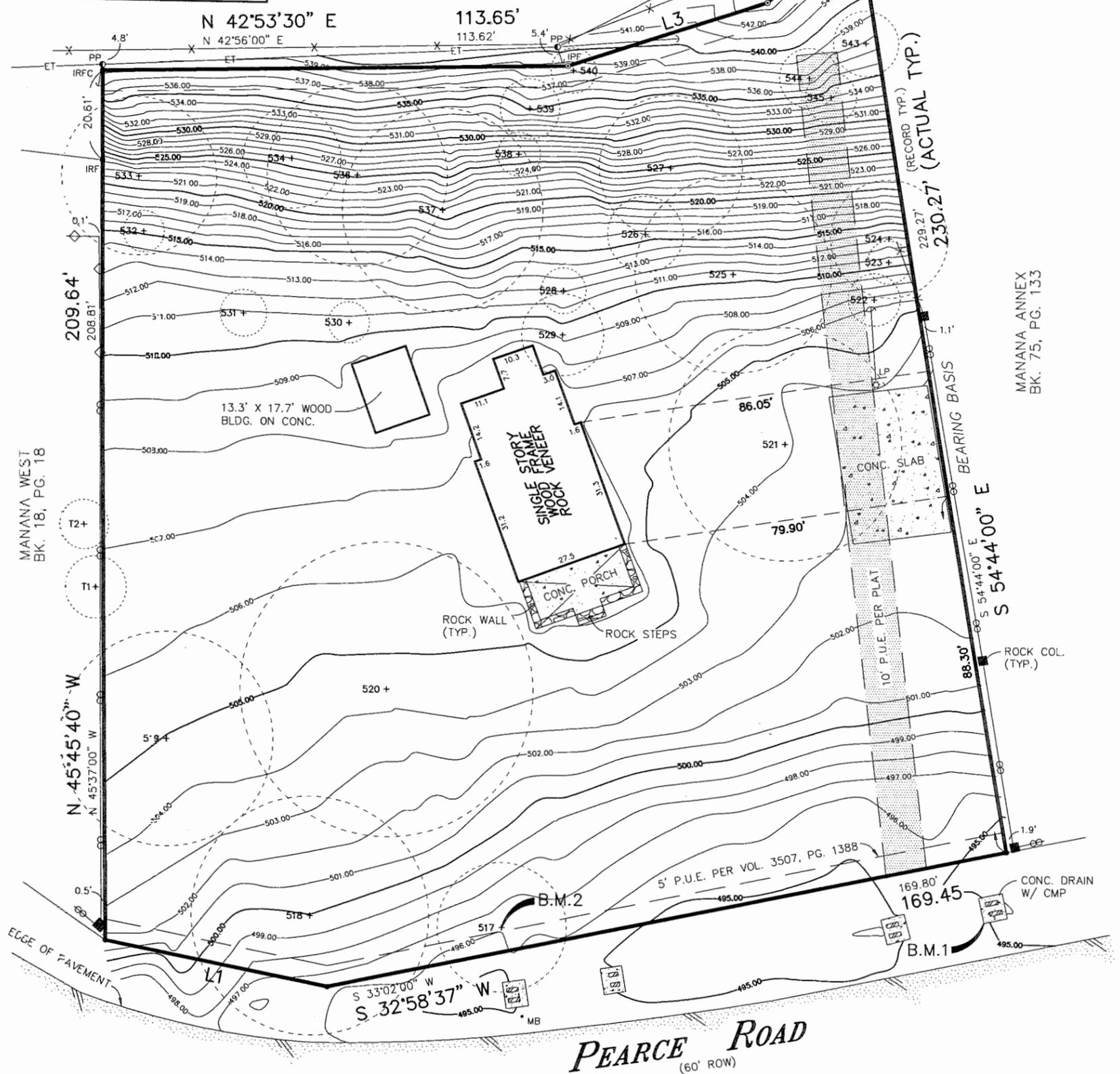


LINE NO.	BEARING & DISTANCE
L1	ACTUAL S 56°00'37" W 55.22'
	RECORD S 56°03'00" W 55.20'
L2	ACTUAL N 00°52'17" E 30.27'
	RECORD N 01°02'30" E 30.24'
L3	ACTUAL N 25°51'41" E 51.33'
	RECORD N 26°03'00" E 51.26'

LEGEND

- PP ● POWER POLE
- LP ☆ LIGHT POLE
- GUY WIRE
- ET- OVERHEAD ELEC./TELE. LINE
- IRON FENCE
- ◇ CHAIN LINK FENCE
- MB ■ MAILBOX
- CMP CORRUGATED METAL PIPE
- IRF ● 1/2" IRON ROD FOUND
- IPF ● 1/2" IRON PIPE FOUND
- IRFC ● 1/2" IRON ROD FOUND W/CAP STAMPED "HARRIS"



BM USED: USED LAKE AUSTIN WATER SURFACE ELEVATION, FURNISHED BY LCRA, AS BENCH MARK. ELEV. 492.20' (APRIL 20, 2021)

BM1: "X" SET ON CONCRETE DRAIN ± 17.5 FT. FROM THE NORTHEAST PROPERTY CORNER ELEV. 495.30'

BM2: SPINDLE SET IN TREE (TAG NO. 517). ELEV. 497.28'

PROPERTY SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENT RIGHTS RECORDED IN VOL. 43, PG. 19, PLAT RECORDS AND VOL. 3507, PG. 1388, DEED RECORDS.

EASEMENT RECORDED IN VOL. 2375, PG. 223, DEED RECORDS, DOES NOT APPEAR TO TRAVERSE THE PROPERTY. PAGE 1 OF 2

PLAT OF SURVEY

Survey No. 21105-B

SCALE: 1" = 30'

GF 202003744

Said lot is in Zone X as identified by the Federal Emergency Management Agency on Commur by Panel No. 48453C 0430K
 Dated: JAN. 22, 2020

All corners are 1/2-inch iron rod found unless otherwise noted. To the lien holders and/or the owners of the premises surveyed.

LOT NO. 1 BLOCK NO. -
 ADDITION OR SUBDIVISION LEIGH ADDITION, VOLUME 43, PAGE 19, PLAT RECORDS
 STREET ADDRESS 2802 PEARCE ROAD CITY AUSTIN COUNTY TRAVIS
 SURVEY FOR HERITAGE TITLE COMPANY OF AUSTIN, INC. REFERENCE IBD
 TO: ALLIANT NATIONAL TITLE INSURANCE COMPANY, INC.



STATE OF TEXAS, COUNTY OF TRAVIS
 I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS MADE THIS DAY ON THE GROUND AND IS TRUE AND CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.
 SNS ENGINEERING, INC.

12885 US Highway 183 North, Suite 101-B
 Austin, Texas 78750
 (512) 335-3944 * (512) 250-8685 (Fax) **JM**

702/54, DC

Edward W. Bradfield

Date: 04-29-2021

TREE LEGEND			
TAG #	TREE TYPE	TREE #	DIAMETER OF TREE/INCHES
T1	PECAN	1	15"
T2	HACKBERRY	1	12"
517	PECAN	1	31"
518	LIVE OAK	1	58"
519	PECAN	1	52"
520	LIVE OAK	1	72"
521	LIVE OAK	1	57"
522	PECAN	1	13"
523	CEDAR ELM	1	11"
524	HACKBERRY	1	29"
525	LIVE OAK	1	48"
526	HACKBERRY	1	19"
527	LIVE OAK	1	35"
528	HACKBERRY	1	11"
529	HACKBERRY	1	20"
530	HACKBERRY	1	10"
531	HACKBERRY	1	11"
532	HACKBERRY	1	10"
533	LIVE OAK	1	38"
534	PECAN	1	24"
536	LIVE OAK	1	44"
537	LIVE OAK	1	49"
538	PECAN	1	11"
539	CEDAR ELM	1	15"
540	CEDAR ELM	1	11"
543	LIVE OAK	1	16"
544	LIVE OAK	2	15", 8"
545	LIVE OAK	1	13"

BM USED: USED LAKE AUSTIN WATER SURFACE ELEVATION, FURNISHED BY LCRA, AS BENCH MARK. ELEV. 492.20' (APRIL 20, 2021)

BM1: "X" SET ON CONCRETE DRAIN ± 17.5 FT. FROM THE NORTHEAST PROPERTY CORNER ELEV. 495.30'

BM2: SPINDLE SET IN TREE (TAG NO. 517). ELEV. 497.28'

PROPERTY SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENT RIGHTS RECORDED IN VOL. 43, PG. 19, PLAT RECORDS AND VOL. 3507, PG. 1388, DEED RECORDS.

EASEMENT RECORDED IN VOL. 2375, PG. 223, DEED RECORDS, DOES NOT APPEAR TO TRAVERSE THE PROPERTY.

PAGE 2 OF 2

PLAT OF SURVEY

Survey No. 21105-B

SCALE: 1" = 30'

GF 202003744

Said lot is in Zone X as identified by the
Federal Emergency Management Agency on
Community Panel No. 48453C 0430K
Dated: JAN. 22, 2020

All corners are 1/2-inch iron rod found unless otherwise noted. To the lien holders and/or the owners of the premises surveyed.

LOT NO. 1 BLOCK NO. -
ADDITION OR SUBDIVISION LEIGH ADDITION, VOLUME 43, PAGE 19, PLAT RECORDS
STREET ADDRESS 2802 PEARCE ROAD CITY AUSTIN COUNTY TRAVIS
SURVEY FOR HERITAGE TITLE COMPANY OF AUSTIN, INC. REFERENCE TBD
TO: ALLIANT NATIONAL TITLE INSURANCE COMPANY, INC.

STATE OF TEXAS, COUNTY OF TRAVIS
I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS MADE THIS DAY ON THE GROUND AND IS TRUE AND CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

SNS ENGINEERING, INC.
12885 US Highway 183 North, Suite 101-B
Austin, Texas 78750
(512) 335-3944 * (512) 250-8685 (Fax) **JM**

702/54, DC



Edward W. Bradford
Date: 04-29-2021