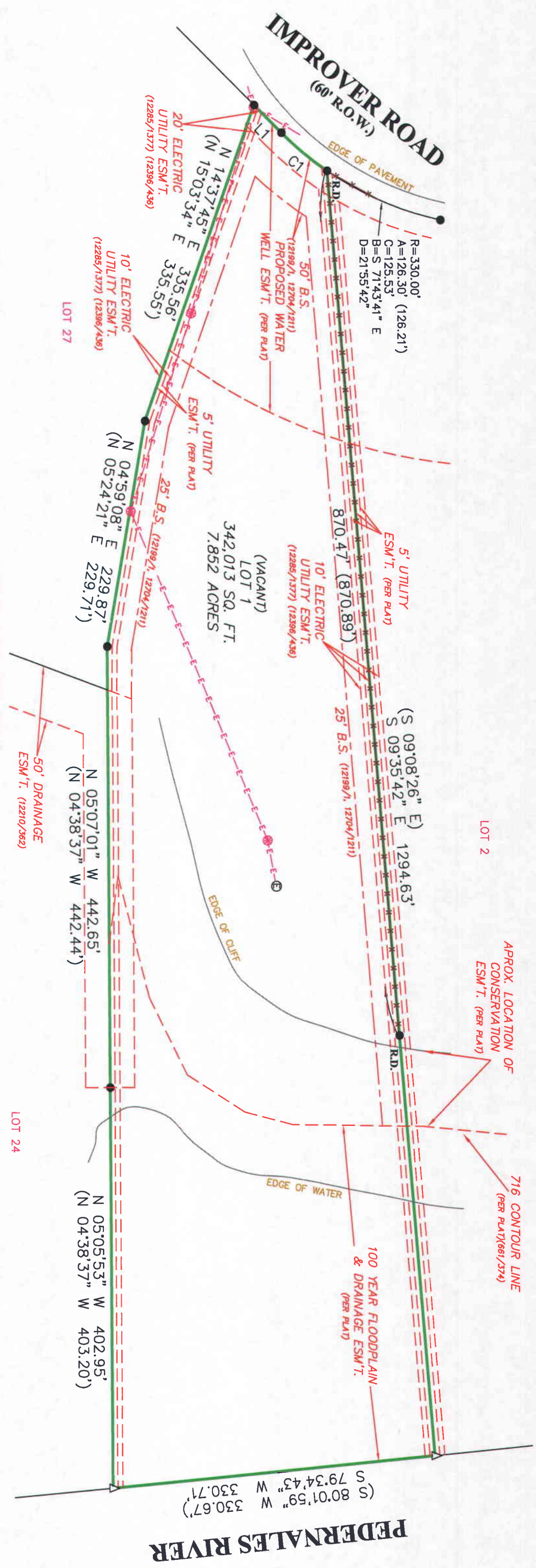


FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. THE PROPERTY IS SHOWN TO BE IN A FLOOD ZONE (FIRM) IDENTIFIED AS COMMUNITY NO. 48453C, PANEL NO. 0190L1, WHICH IS DATED 08/26/2008. BY READING FROM THAT FIRM, IT APPEARS THAT ALL OR A PORTION OF THE PROPERTY MAY BE IN FLOOD ZONE (X) A. BECAUSE THIS IS A BOUNDARY, THE SURVEYOR DID NOT TAKE THE OFFICIAL DETERMINATION OF THE FLOOD ZONE OF THE FLOOD ZONES, WHICH MAY NOT AGREE WITH THE INTERPRETATIONS OF FEMA OR STATE OR LOCAL OFFICIALS, AND WHICH MAY NOT AGREE WITH THE TRACT'S ACTUAL CONDITIONS. MORE INFORMATION CONCERNING FEMA'S SPECIAL FLOOD HAZARD AREAS AND ZONES MAY BE FOUND AT <http://msc.texas.gov/portal>.

SCALE: 1"=100'



NOTE:
 THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOL. 93, PG. 170, PLAT RECORD, VOL. 12199, PG. 1, VOL. 12210, PG. 1220, VOL. 12826, PG. 962, VOL. 12701, PG. 1, VOL. 12704, PG. 1211, REAL PROPERTY RECORDS, DOC. NOS. 2004027451, 2006066702, 2006066703, 2017007796, 2017007867, 2017158062, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

NOTE:
 Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, Central Zone, Grid.

LINE	BEARING	DISTANCE
L1	S 50°00'21" E	39.41'
L1	S 49°45'02" E	(39.37')
C1	S 330.00" E	60.46'
C1	S 330.00" E	(60.54')
C1	S 55°29'39" E	103.30'4.3"
C1	S 55°00'50" E	(103.31'35")

NOTE:
 THIS PROPERTY MAY BE SUBJECT TO PERPETUAL EASEMENT RECORDED IN VOLUME 601, PAGE 158, TRAVIS COUNTY, TEXAS. (LOCATION NOT DEFINED)

Westar Alamo
 LAND SURVEYORS, L.L.C.
 P.O. BOX 1645 BOERNE, TEXAS 78006
 PHONE (210) 572-9500 FAX (210) 572-9999

LEGEND

- ▲ CALCULATED POINT
- PND 1/2" IRON ROD
- () RECORD INFORMATION
- B.S. BUILDING SETBACK
- R.D. RECORD DIGNITY MONUMENT
- ⊕ WATER METER
- ⊖ ELECTRIC METER
- ⊙ GAS METER
- ⊕ POWER POLE
- ⊖ OVERHEAD ELECTRIC

Property Address:
 2605 IMPROVER ROAD
Property Description:
 LOT 1, PALEFACE RANCH SUBDIVISION, SECTION 1, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 93, PAGE 170, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

Owner:
 RICHARD DENMAN WARNER

Title Company: COLDWELL BANKER

Property Address:
 2605 IMPROVER ROAD
Property Description:
 LOT 1, PALEFACE RANCH SUBDIVISION, SECTION 1, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 93, PAGE 170, PLAT RECORDS, TRAVIS COUNTY, TEXAS.



MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:

MARK J. EWALD
 Registered Professional Land Surveyor
 Texas Registration No. 5095

DATE: 04/25/2019

G.F. NO. 1912657-BCP
 DRAWN BY: JA
 JOB NO. 89321