



- SURVEYOR'S NOTES:**
- 1) BEARINGS, DISTANCES AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) CENTRAL ZONE, GRID COMBINED SURFACE TO GRID SCALE FACTOR: 0.99997285. GRID TO SURFACE SCALE FACTOR 1.000127166
 - 2) THERE ARE NO BUILDINGS LOCATED ON THIS TRACT.
 - 3) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FEDERAL INSURANCE RATE MAP (F.I.R.M.), NUMBER 484520005A, DATED JANUARY 22, 2020, NO PORTION OF THIS TRACT IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.
 - 4) A METES AND BOUNDS DESCRIPTION WAS PREPARED TO ACCOMPANY AND BE MADE PART OF THIS SURVEY.
 - 5) RESIDENCE AND NEARBY IMPROVEMENTS ADDED BASED ON FIELD LOCATIONS ON SEPTEMBER 8, 2022. CONSTRUCTION FOR DRIVEWAY IN PROGRESS. THE ENTIRE LENGTH OF OVERHEAD UTILITY LINE NOT SHOWN.
- LEGEND**
- 1/2" STEEL PIN FOUND (UNLESS NOTED)
 - 1/2" STEEL PIN FOUND W/CAP MARKED "LENZ & ASSOC."
 - PIPE FOUND
 - CONCRETE MONUMENT FOUND
 - NAIL SET
 - COMPUTED POINT
 - MAG NAIL FOUND
 - MAG NAIL SET W/ WASHER MARKED "LENZ & ASSOC."
 - 5' FOUND
 - 4" SET
 - SPRINKLE FOUND
 - SPRINKLE SET
 - WOOD FENCE
 - CHAIN LINK FENCE
 - WIRE FENCE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - DRAINAGE EASEMENT
 - B.L. BUILDING LINE
 - POWER POLE
 - OVERHEAD UTILITY LINE
 - POWER SET
 - (BRG-08T) RECORD CALL ADJOINING TRACT
 - (BRG-08T) RECORD CALL ADJOINING TRACT
 - MANHOLE (VARIOUS TYPES)
 - VALVE
 - AIR CONDITIONER
 - ELECTRICAL
 - TRANSFORMER ON PAD
 - TEL. CABLE RISER/BOX
 - PIPE PROTRUSION
 - STREET LIGHT
 - WATER METER
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
 F.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- THIS TRACT IS SUBJECT TO EASEMENT. THE EASEMENT STATES:**
 "LOCATION OF RIGHT-OF-WAY AND EASEMENT HEREBY CONVEYED SHALL BE LIMITED TO 4' SIDES OF LAND TRACTS (200 FEET IN WIDTH BEING TEN (10) FEET ON EACH SIDE OF THE CENTERLINE OF THE FACILITIES AS SHOWN ON THIS SURVEY. THIS EASEMENT SHALL BE ACCURATELY ESTABLISHED AS DESCRIBED. THE CENTERLINE OF EASEMENT AS SHOWN IS ALONG THE CENTER OF CURRENT ROADWAY LOCATION."
- WHERE ELECTRIC FACILITIES WERE LOCATED AS SHOWN, DATE OF INSTALLATION OF FACILITIES IS NOT KNOWN AND MAY BE PRIOR TO OCTOBER 2, 2015.**
- IN ADDITION TO THE EASEMENTS DESCRIBED ABOVE, THE SURVEYOR HAS DEPICTED THE FOLLOWING EASEMENT LOCATED ON THE ADJOINING TRACT(S):**
- 1) 12' WIDE EASEMENT AND RIGHT-OF-WAY DATED OCTOBER 28, 1897, VOLUME 13056, PAGE 644, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. THIS EASEMENT COULD NOT BE ACCURATELY ESTABLISHED AS DESCRIBED. THE CENTERLINE OF EASEMENT AS DEPICTED IS ALONG THE CENTER OF CURRENT ROADWAY LOCATION.

LINE	BEARING	DISTANCE
L1	S72°52'27"E	117.34'
L2	S86°44'11"E	220.75'
L3	N23°45'23"E	148.13'
L4	S20°48'06"W	137.15'
L5	S03°40'41"E	154.97'
L6	S86°40'30"E	168.51'
L7	S22°00'00"E	178.27'
L8	N18°13'11"W	165.41'
L9	N37°05'54"W	205.01'
L10	N49°35'09"W	58.27'
L11	N85°48'00"W	55.67'
L12	N48°43'22"W	110.85'
L13	N54°47'32"W	55.19'
L14	N59°12'55"W	220.12'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	728.86'	2°36'27"	33.03'	S67°48'23"E	33.03'

ALTA/ACSM LAND TITLE SURVEY

60.793 ACRES

C.G. SETTLE SURVEY NO. 632, A-2201
 CHARLES POWER SURVEY NO. 679, A-613
 G.C. & S.F.R.R. CO. SURVEY NO. 179, A-2215
 SAMUEL HAYFORD SURVEY NO. 53, A-2246
 C.T. & M.C.R.R. CO. SURVEY NO. 55, A-2278
 GEORGE DRAPER SURVEY NO. 633, A-229
 TRAVIS COUNTY, TEXAS

LENZ & ASSOCIATES, INC.
 FIRM NO. 100290-00
 COMPLETE PROFESSIONAL LAND SURVEYING SERVICES
 (512) 443-1174
 4150 FREDRICH LANE, SUITE A1
 AUSTIN, TEXAS 78744
 SURVEY # 2021-0037 F.B. 1167/29

TO: MINORI, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY AND HERITAGE TITLE COMPANY OF AUSTIN, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4 & 7(c), OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 3, 2021.

DATE OF PLAT OR MAP: APRIL 9, 2021
 REVISED MAY 3, 2021; ACREAGE FOR 1.91 AC. ADJOINER REVISED SEPTEMBER 9, 2022. SEE SURVEYOR'S NOTE 5

TIMOTHY A. LENZ
 STATE OF TEXAS R.P.L.S. NO. 4393