LEGEND

- 1/2" IRON ROD FOUND
- 3/4" IRON PIPE FOUND
- 60-D NAIL FOUND
- CALCULATED POINT
- ( ) RECORD INFORMATION
- A/C UNIT
- CLEANOUT
- WATER METER
- AT&T CONTROL BOX
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- TELEPHONE CABLE MARKER
- ELECTRIC METER
- ELECTRIC TRANSFORMER PAD
- UTILITY POLE
- GUY ANCHOR
- CABLE RISER
- SEPTIC TAN
- OVERHEAD POWER
- BARBED WIRE FENCE
- EDGE OF ASPHALT
- AREA OF CONCRETE
- AREA OF GRAVEL/DIRT DRIVE
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- T.C.D.R. TRAVIS COUNTY DEED RECORDS

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	280.00'	338.29'	318.09'	N 23°11'10" W
C2	280.00'	31.17'	31.15'	S 28°14'10" W
C3	280.00'	15.05'	15.05'	S 23°30'29" W
C4	280.00'	15.01'	15.01'	S 20°25'55" W
C5	280.00'	277.06'	265.89'	S 00°27'03" E

Address 1708 Windy Walk Cove, Reference James T. Andrea & Lynda R. Clower, Lot No. 6, Block A, Windy Walk Estates, a subdivision in Travis County, Texas, of record in Document No. 200800275, of the Official Public Records of Travis County, Texas.

RESTRICTIVE COVENANT AND EASEMENT NOTE:

1. Restrictive covenants and easements, as conveyed by plat recorded in Document Number 200800275 of the Official Public Records of Travis County, Texas, and by instruments recorded in Volume 3342, Page 1790 of the Deed Records of Travis County, Texas, and Document Numbers 2008159417 and 2008159418 both of the Official Public Records of Travis County, Texas, DO AFFECT the subject lot.

10(a). Building setback lines as set out in the restrictions recorded in Document No. 2008159417 of the Official Public Records of Travis County, Texas, DO AFFECT the subject lot, as shown hereon.

10(b). Public utility easements 25 feet in width across the front of every lot and 10 feet along the side and rear lot lines as shown on the plat recorded in Document No. 200800275 of the Official Public Records of Travis County, Texas, DO AFFECT the subject lot, as shown hereon.

10(f). Declaration of Covenants, Conditions and Restrictions recorded in Document No. 2008159417 of the Official Public Records of Travis County, Texas, DO AFFECT the subject lot, as shown hereon.

10(g). A joint use access easement as set out in Document No. 2007182729 and shown on plat recorded in Document No. 200800275, both of the Official Public Records of Travis County, Texas, DOES AFFECT the subject lot, as shown hereon.

10(h). An access easement agreement as set out in Document No. 2013097271 of the Official Public Records of Travis County, Texas, DOES AFFECT the subject lot, as shown hereon.

10(i). An access easement as set out in instrument recorded in Document No. 2014181172 of the Official Public Records of Travis County, Texas, DOES AFFECT the subject lot, as shown hereon.

10(j). A gate agreement for joint access for Lot 1, Lot 6 and Lot 11 as set out in instrument recorded in Document No. 2014181173 of the Official Public Records of Travis County, Texas, DOES AFFECT the subject lot, but is unable to be plotted with information currently available.

10(l). Assessments, charges and liens as set forth out in a Declaration of Covenants, Conditions and Restrictions recorded in Document No. 2008159417 of the Official Public Records of Travis County, Texas, DO AFFECT the subject lot, as shown hereon.

All easements of which I have knowledge and those recorded easements furnished by Fidelity National Title Insurance Company, according to File No. AUT0500785, issued September 02, 2015 and dated effective August 24, 2015, are shown or depicted hereon. Other than visible easements, no unrecorded or unwritten easements which may exist are shown hereon.

GENERAL NOTES

1. BEARING BASIS IS REFERENCED TO MONUMENTS FOUND ALONG THE PERIMETER OF WINDY WALK ESTATES AS SHOWN HEREON.
2. THE PROPERTY LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48453C0195H, EFFECTIVE SEPTEMBER 26, 2008.
3. ANY VISIBLE IMPROVEMENTS TO THE PROPERTY ARE AS SHOWN ON THIS SURVEY.
4. FIELDWORK WAS COMPLETED BY JONES AND CARTER (TBPLS LICENSED SURVEYING FIRM NO. 10046101) ON APRIL 2, 2015, UNDER THE SUPERVISION OF JONATHAN O. NOBLES (RPLS NO. 5777)

I, Jonathan O. Nobles, a Registered Professional Land Surveyor of the State of Texas, do hereby certify to Cornerstone Development, LLC, James T. Andrea and Lynda R. Clower and Fidelity National Title Insurance Company that this map correctly represents a survey completed on the ground in accordance with the Texas Society of Professional Surveyors standards and specifications for a Category 1A, Condition II Survey.

Dated this the 3rd day of September, 2015.

STATE OF TEXAS
JONATHAN O. NOBLES
5777
REGISTERED
PROFESSIONAL
LAND SURVEYOR

JONATHAN O. NOBLES RPLS NO. 5777
BROWN & GAY ENGINEERS, INC.
7000 NORTH MOPAC, SUITE 330
AUSTIN, TEXAS 78731
TELEPHONE: (512) 879-0400

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Brown & Gay Engineers, Inc.
7000 North Mopac, Suite 330, Austin, TX 78731
Tel: 512-879-0400 • www.brownandgay.com
TBPLS Licensed Surveying Firm No. 10106502

LAND TITLE SURVEY OF A 2.244 ACRE TRACT OF LAND LOT NO. 6 OF BLOCK A OF WINDY WALK ESTATES TRAVIS COUNTY, TEXAS

PARTY CHIEF:	S.B.	ISSUE DATE:	09/03/2015	SHEET 1
TECHNICIAN:	J.F./W.C.	SCALE:	1"=50'	
R.P.L.S.:	J.N.	JOB NUMBER:	3722-09	
FIELD BOOK NAME:		561/53		or 1
BASE FILE:	V:\BrownGay\Projects\3000-3999 Cornerstone Windy Walk Addn DUAL\Land Survey\3722-09 Lot 6 Block A.dwg			