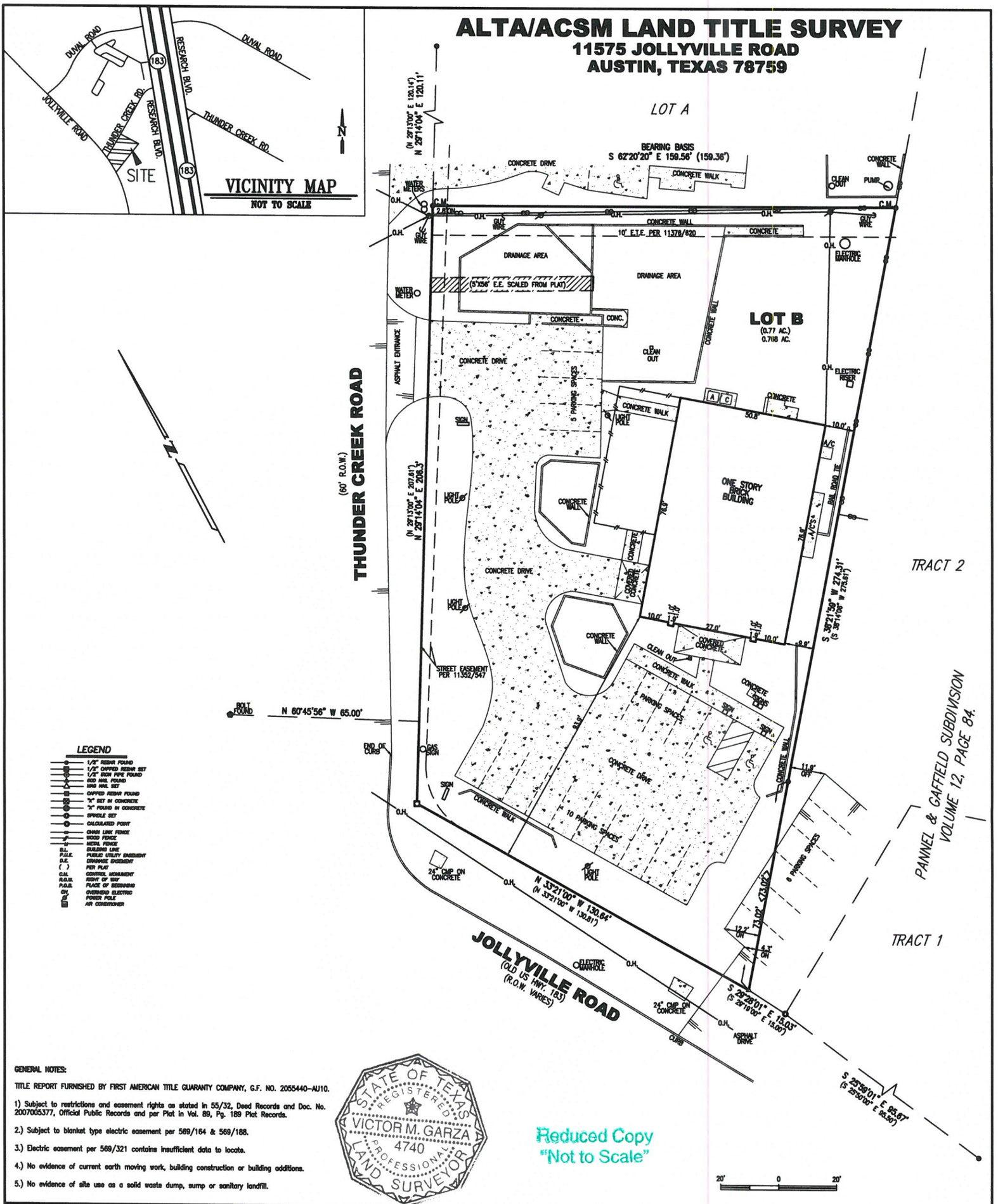
# ALTA/ACSM LAND TITLE SURVEY

## 11575 JOLLYVILLE ROAD
## AUSTIN, TEXAS 78759




VICINITY MAP
NOT TO SCALE




### LEGEND

- 1/2" REBAR FOUND
- 1/2" CAPPED REBAR SET
- 1/2" IRON PIPE FOUND
- 60D NAIL FOUND
- MAG NAIL SET
- CAPPED REBAR FOUND
- "X" SET IN CONCRETE
- "X" FOUND IN CONCRETE
- SPINDLE SET
- CALCULATED POINT
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ( ) PER PLAT
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- P.O.B. PLACE OF BEGINNING
- OH OVERHEAD ELECTRIC
- PP POWER POLE
- AC AIR CONDITIONER

**GENERAL NOTES:**

TITLE REPORT FURNISHED BY FIRST AMERICAN TITLE GUARANTY COMPANY, G.F. NO. 2055440-AU10.

1) Subject to restrictions and easement rights as stated in 55/32, Deed Records and Doc. No. 2007005377, Official Public Records and per Plat in Vol. 89, Pg. 189 Plat Records.

2.) Subject to blanket type electric easement per 569/164 & 569/188.

3.) Electric easement per 569/321 contains insufficient data to locate.

4.) No evidence of current earth moving work, building construction or building additions.

5.) No evidence of site use as a solid waste dump, sump or sanitary landfill.

STATE OF TEXAS
REGISTERED
VICTOR M. GARZA
4740
PROFESSIONAL
LAND SURVEYOR

Reduced Copy
"Not to Scale"

**SURVEYOR'S CERTIFICATION**

TO: AUSTIN-TRE, LLC, ITS SUCCESSORS AND ASSIGNS; PINNACLE BANK, IT'S SUCCESSORS AND ASSIGNS; FIRST AMERICAN TITLE GUARANTY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7(a),8,11(a)16,18,21 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON 09/01/2015.
DATE OF MAP: 09/02/2015.

VICTOR M. GARZA
Registered Professional Land Surveyor No. 4740
Date of Map: September 02, 2015

**FLOOD CERTIFICATION**

THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP #0355 J DATED 09/26/14. IT IS REPRESENTED AS IN ZONE "X", HOWEVER AT PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED BY THIS FIRM AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAIN ADMINISTRATOR.

STREET ADDRESS: 11575 JOLLYVILLE ROAD CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS
LOT: B SUBDIVISION: AMENDED PLAT OF LOTS A,B & C, DUVAL OAKS ADDITION
REFERENCE NAME: TBD VOL/CAB 89 PG/SLD 189 PLAT RECORDS

G.F. #: 2055440-AU10

B&G

B & G SURVEYING, LLC
Firm Registration No. 100383-00
WWW.BANDGSURVEY.COM
1404 West North Loop Blvd.
Austin, Texas 78756
Office 512*458-9989, Fax 512*458-9845

JOB #: B0816715_TA
DATE: 09/02/15
SCALE: 1" = 20'

| | | |
|---|---|---|
| FIELD WORK BY | WILLIAMS | 09/01/15 |
| DRAFTED BY | ARM | 09/02/15 |
| REVISED | ARM | 09/02/15 |
| CHECKED BY | V.G. | 09/02/15 |