

TITLE COMMITMENT NOTES:

COMMITMENT FOR TITLE INSURANCE PREPARED BY: TITLE RESOURCES GUARANTY COMPANY, FILE NO. 133002480, EFFECTIVE DATE: AUGUST 29, 2022

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. []

THE FOLLOWING MATTERS ADDRESSED BY THE SURVEYOR ARE ITEMIZED BELOW.

1. RESTRICTIVE COVENANTS RECORDED IN/UNDER VOLUME 22, PAGE 37, PLAT RECORDS; VOLUME 2311, PAGE 178, VOLUME 2941, PAGE 577, AND VOLUME 6665, PAGE 1447, D.R.T.C.TX. (AFFECTS TRACT AS DEPICTED)

10.B ANY AND ALL BUILDING SET BACK LINES AND/OR EASEMENTS AS SET OUT IN THE PLAT RECORDED IN VOLUME 22, PAGE 37, P.R.T.C.TX.. (PLAT IS ILLEGIBLE) (AFFECTS TRACT AS DEPICTED)

10.C EASEMENT AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED IN VOLUME 6569, PAGE 35, D.R.T.C.TX.: (AFFECT TRACT AS DEPICTED)

10.D EASEMENT AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED IN VOLUME 6766, PAGE 639, D.R.T.C.TX.: (AFFECT TRACT AS DEPICTED)

10.E EASEMENT AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED IN VOLUME 8072, PAGE 816, D.R.T.C.TX.: (DOES NOT AFFECT, EASEMENT IS LOCATED IN LOT 20)

10.L EASEMENT AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED IN VOLUME 274, PAGE 498, VOLUME 275, PAGE 591, D.R.T.C.TX.: (DOES NOT AFFECT, THIS TRACT IS NOT ALONG THE BANKS OF THE COLORADO RIVER)

GENERAL NOTES:

- 1) THIS PROPERTY IS SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS. SURVEYOR HAS MADE NO INVESTIGATION FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR OWNERSHIP TITLE EVIDENCE.
- 2) SUBJECT TO ALL APPLICABLE DEVELOPMENT CODES AND ZONING ORDINANCES.
- 3) NO BUILDINGS OBSERVED DURING SURVEY.
- 4) ANY UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY.
- 5) OWNERSHIP DEED RECORDED IN DOCUMENT NO. 1999108605, TRAVIS COUNTY RECORDS.
- 7) THIS SURVEY ONLY SHOWS ABOVE GROUND IMPROVEMENTS.

TO: PROPOSED INSURED (TO BE DETERMINED) AND CURRENT OWNER (DON SCHNEIDER) & TITLE RESOURCES GUARANTY COMPANY.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II LAND TITLE SURVEY.

DATE OF LAST FIELD WORK: JANUARY 26, 2023

Jad Duplechain

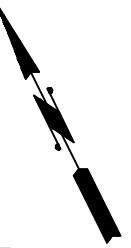
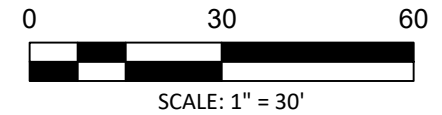
JAD DUPLCHAIN, R.P.L.S. NO. 6906 FEBRUARY 09, 2023
FIRM NO. 10194157
DRAWN BY: EV REVIEWED BY: JAD
FIELD CREW: JZ

REVISION #:
SHEET SIZE = 11"X17"



TITLE SURVEY

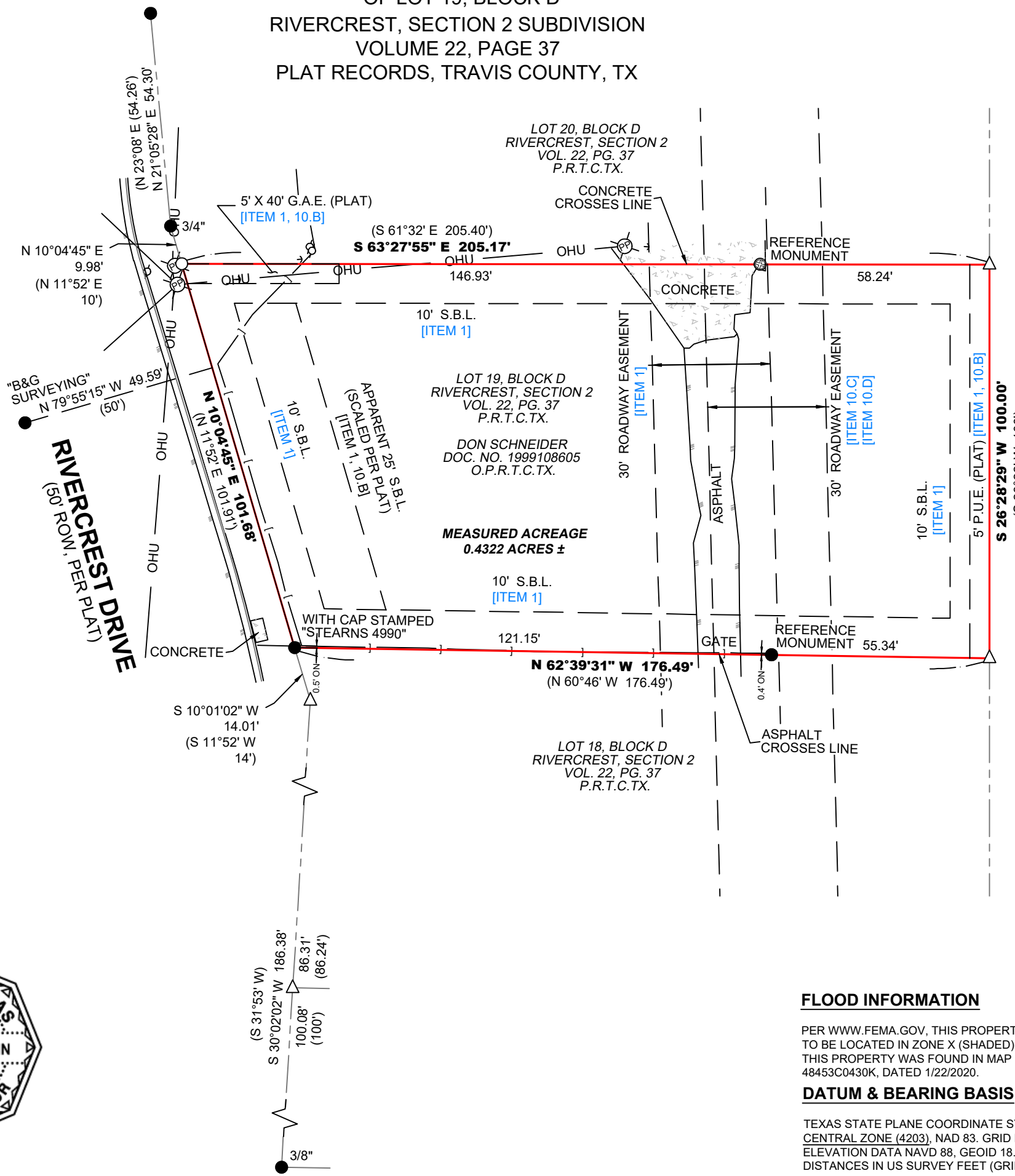
OF LOT 19, BLOCK D
RIVERCREST, SECTION 2 SUBDIVISION
VOLUME 22, PAGE 37
PLAT RECORDS, TRAVIS COUNTY, TX



LEGEND

- 1/2" IRON ROD SET (PINK CAP STAMPED "SURVEY WORKS")
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- ⊗ "X" CUT SET
- ∅ IRRIGATION CONTROL VALVE
- ↓ GUY ANCHOR
- ⊕ POWER POLE
- PROPERTY LINE
- - - ADJOINER LINE
- EDGE OF PAVEMENT
- OHU OVERHEAD UTILITY
- WROUGHT IRON FENCE
- CONCRETE AREA
- VOL. PG. VOLUME AND PAGE
- P.R.T.C.TX. PLAT RECORDS TRAVIS COUNTY TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS TRAVIS COUNTY TEXAS
- R.O.W. RIGHT OF WAY
- () RECORD INFORMATION
- ON/OFF STRUCTURE ON/OFF SUBJECT PROPERTY
- P.U.E. PUBLIC UTILITY EASEMENT
- S.B.L. SETBACK LINE
- G.A.E. GUY ANCHOR EASEMENT

CALLED 2.306 ACRES
THE CREST AT HUNTERWOOD
OWNERS ASSOCIATION, INC.
VOL. 12519, PG. 1495
R.P.R.T.C.TX.



FLOOD INFORMATION

PER WWW.FEMA.GOV, THIS PROPERTY APPEARS TO BE LOCATED IN ZONE X (SHADED) & (UNSHADED). THIS PROPERTY WAS FOUND IN MAP NUMBER 48453C0430K, DATED 1/22/2020.

DATUM & BEARING BASIS

TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 83. GRID NORTH, ELEVATION DATA NAVD 88, GEOID 18. DISTANCES IN US SURVEY FEET (GRID).

SURVEYED FOR:
DENISE SCHNEIDER
PROJECT NO. 23-0008
3703 RIVERCREST DRIVE
AUSTIN, TX

