

BEARING BASIS:  
BEARINGS ARE BASED TO THE TEXAS COORDINATE SYSTEM CENTRAL  
TEXAS ZONE NAD83 HARN HORIZONTAL CONTROL

\*\*\*NOTICE\*\*\*  
BEFORE DESIGN/CONSTRUCTION  
BEGINS ON THE SUBJECT PROPERTY, THE OWNER SHOULD  
CHECK THE LOCAL GOVERNING AUTHORITIES ABOUT  
BUILDING SETBACKS AND OTHER BUILDING REQUIREMENTS

RESTRICTIONS

SUBJECT TO RESTRICTIONS IN VOL. 2940, PG. 2087, VOL. 3488, PG. 298, VOL.  
3613, PG. 2327, VOL. 3831, PG. 2226, DOC. NOS. 2005081829 & 2006217301.  
ELECTRIC AND TELEPHONE EASEMENT GRANTED TO THE CITY OF AUSTIN  
IN VOL. 2268, PG. 496, DOES NOT AFFECT.  
SUBJECT TO BUILDING SETBACK LINES IN VOL. 2940, PG. 2087, VOL. 3488,  
PG. 298, VOL. 3613, PG. 2327, VOL. 3831, PG. 2226.  
10' PUE ALONG THE REAR LOT LINE AS SHOWN ON PLAT IN VOL. 16, PG. 9,  
DOES NOT AFFECT PE ORDER OF VACATION IN DOC. NO. 2010014375.

LEGAL DESCRIPTION

LOT 121, CARDINAL HILLS SUBDIVISION UNIT-3, A SUBDIVISION IN TRAVIS  
COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN  
VOLUME 16, PAGE 9, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

HERON DRIVE  
(50' R.O.W.)

RADIUS = (1145.92')  
ARC = 67.50'  
CH = N 53°55'46" E, 67.49'  
(67.65')

(16.85')  
N 56°01'05" E, 17.12'

EDGE OF ROAD

25' BL (VOL. 3831, PG. 2226)

LOT 122

(S 57°00' E, 246')  
S 56°55'59" E, 232.90'

LOT 116

LOT 121  
0.42 ACRES

LOT 118

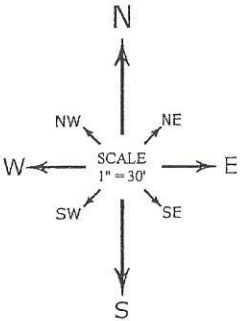
N 60°53'12" W, 303.65'  
(N 59°52' W, 305')

LOT 119

LOT 120

LEGEND

- 1/2" ROD FOUND
- BL. BUILDING LINE
- ( ) RECORD INFORMATION
- WATER METER
- CABLE RISER
- TELEPHONE RISER
- ELECTRIC MANHOLE
- CLEAN OUT



TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:

STEWART TITLE OF AUSTIN, LLC

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND  
UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE  
PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO  
BOUNDARY LINE CONFLICTS, ENCROACHMENTS OVERLAPPING OF  
IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND  
CERTIFIES ONLY TO THE LEGAL DESCRIPTION AND EASEMENTS SHOWN ON  
THE REFERENCED TITLE COMMITMENT. THIS SURVEY WAS PERFORMED  
WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

**ALLSTAR**  
Land surveying

9020 ANDERSON MILL RD  
AUSTIN, TEXAS 78729  
(512) 249-8149 PHONE  
(512) 331-5217 FAX  
TBPLS FIRM NO. 10135000

F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES NOT LIE  
WITHIN THE 100 YEAR FLOOD-  
PLAIN, AND HAS A ZONE "X"  
RATING AS SHOWN ON THE  
FLOOD INSURANCE RATE MAPS  
F.I.R.M. MAP NO. 48453C0405H  
PANEL: 0405H  
DATED: 09/26/2008  
THIS CERTIFICATION IS FOR  
INSURANCE PURPOSES ONLY AND IS  
NOT A GUARANTEE THAT THIS  
PROPERTY WILL OR WILL NOT FLOOD.  
CONTACT YOUR LOCAL FLOOD PLAIN  
ADMINISTRATOR FOR THE CURRENT  
STATUS OF THIS TRACT.

ADDRESS

CHARLES EDWARD CORLEY III  
509 HERON DRIVE  
AUSTIN, TRAVIS COUNTY, TEXAS

SURVEY DATE:	APRIL 23, 2018	FILED BY:	CHRIS ZOTTER	04/20/2018
TITLE CO.:	STEWART TITLE OF AUSTIN	CALC. BY:	EDWARD RUMSEY	04/23/2018
G.F. NO.:	191073	DRAWN BY:	DAMIAN SMITH	04/23/2018
JOB NO.:	A0408018	RPLS CHECK:	EDWARD RUMSEY	04/23/2018