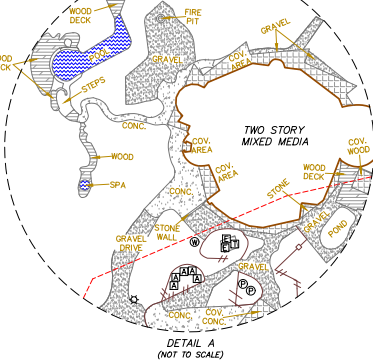
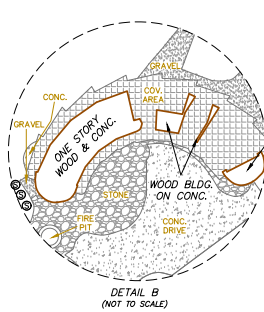


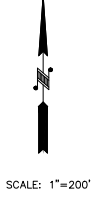
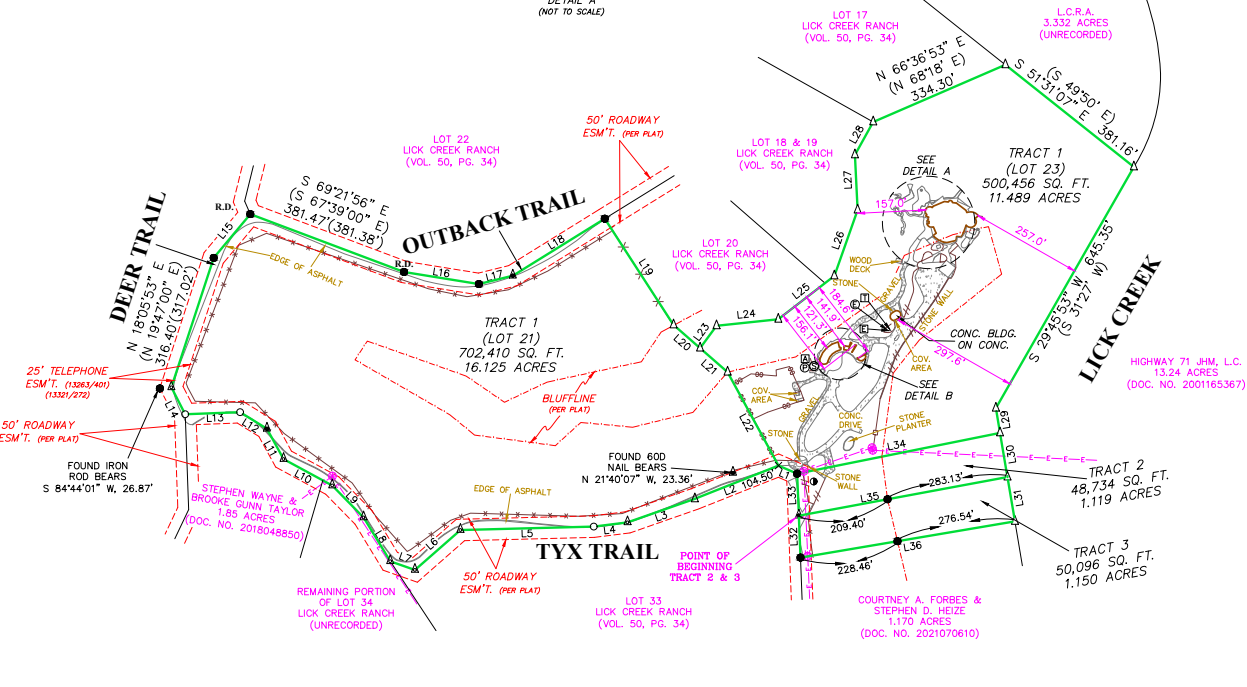
FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. THE PROPERTY OWNER THE SUBJECT OF THIS MAP APPEARS TO BE INCLUDED IN FEMA FLOOD INSURANCE RATE MAP (FIRM), IDENTIFIED AS COMMUNITY NO. 58553... PLANT NO. 10111... WHICH IS DATED 1/22/2005. BY NOTING FROM THAT FIRM, IT APPEARS THAT ALL OR A PORTION OF THE PROPERTY MAY BE IN FLOOD ZONE (X) OR (A). BECAUSE THIS IS A BOUNDARY SURVEY, THE SURVEYOR DID NOT MAKE ANY ADJUSTMENTS TO THE BOUNDARY OF THE PROPERTY TO REFLECT THE FLOOD ZONE DESIGNATION. THE SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS REPRESENTATION OF THE FLOOD ZONES, WHICH MAY NOT AGREE WITH THE INTERPRETATIONS OF FEMA OR STATE OR LOCAL OFFICIALS, AND WHICH MAY NOT AGREE WITH THE TRACT'S ACTUAL CONDITIONS. MORE INFORMATION CONCERNING FEMA'S SPECIAL FLOOD HAZARD AREAS AND ZONES MAY BE FOUND AT <https://fema.fema.gov/ports>.

LINE	BEARING	DISTANCE
L1	N 65°30'07" W	(S 64°49' W) 47.19' (47.18')
L2	S 68°19'53" W	(S 70°01' W) 208.98' (209.25')
L3	S 70°42'53" W	(S 72°24' W) 165.59'
L4	S 82°53'53" W	(S 84°35' W) 79.06'
L5	S 88°31'53" W	(N 89°47' W) 309.66'
L6	S 48°41'53" W	(S 50°23' W) 140.60'
L7	N 70°37'07" W	(N 68°58' W) 80.80'
L8	N 31°19'07" W	(N 29°38' W) 119.08'
L9	N 44°26'07" W	(N 42°45' W) 103.98'
L10	N 61°30'07" W	(N 59°49' W) 128.60'
L11	N 28°42'32" W	80.33'
L12	N 58°19'36" W	(S 57°04' E) 73.25' (72.53')
L13	S 87°49'53" W	(N 89°31' E) 127.50'
L14	N 27°15'07" W	(N 25°34' W) 70.24' (70.88')
L15	N 39°55'58" E	(N 41°39' E) 132.41' (132.22')
L16	S 80°51'15" E	(S 79°06' E) 175.95' (176.32')
L17	N 76°10'51" E	(N 77°44' E) 81.24' (81.15')
L18	N 58°11'38" E	(N 59°55' E) 251.14' (251.15')
L19	S 32°55'07" E	(S 31°14' E) 293.90' (293.58')
L20	S 48°52'07" E	(S 47°11' E) 81.71' (80.68')
L21	S 48°52'07" E	(S 47°11' E) 84.89'
L22	S 28°34'22" E	(S 26°31' E) 247.13' (247.16')
L23	N 36°27'53" E	(N 38°09' E) 64.34'
L24	N 83°57'53" E	(N 85°39' E) 144.22'
L25	N 52°17'53" E	(N 53°59' E) 164.52'
L26	N 19°27'53" E	(N 21°09' E) 162.17'
L27	N 02°48'07" W	(N 01°07' W) 128.32'
L28	N 29°01'53" E	(N 30°43' E) 87.50'
L29	S 09°32'07" E	(S 07°51' E) 58.15'
L30	S 09°32'07" E	(S 07°51'00" E) 103.94' (104.25')
L31	S 09°36'03" E	(S 07°51'00" E) 104.38' (104.16')
L32	N 02°12'31" W	(N 00°32'22" W) 97.42' (97.46')
L33	N 02°21'30" W	(N 00°30'00" W) 97.53' (97.57')
L34	N 78°37'53" E	(N 80°19'00" E) 480.52' (480.30')
L35	S 79°30'39" W	(S 81°13'40" W) 492.52' (492.66')
L36	S 80°24'53" W	(S 82°06'00" W) 505.00'



DETAIL B (NOT TO SCALE)

DETAIL A (NOT TO SCALE)



Property Address:
4200 TYX TRAIL

Property Description:
TRACT 1
BEING ALL OF LOT 21 & 23, LICK CREEK RANCH PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 50, PAGE 34, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

TRACT 2
BEING 1.119 ACRES, MORE OR LESS, BEING A PORTION OF LOT 24 OF LICK CREEK RANCH PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 50, PAGE 34, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND SAME BEING THE PROPERTY DESCRIBED IN A DEED WITHOUT WARRANTY RECORDED IN DOCUMENT NUMBER 2013029906, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, TOGETHER WITH A 50 FOOT ROADWAY EASEMENT DESCRIBED IN A PLAT RECORDED IN VOLUME 50, PAGE 34, PLAT RECORDS, TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO

TRACT 3
BEING 1.150 ACRES, MORE OR LESS, BEING A PORTION OF LOT 24 OF LICK CREEK RANCH PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 50, PAGE 34, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND SAME BEING THE PROPERTY DESCRIBED IN A DEED WITHOUT WARRANTY RECORDED IN DOCUMENT NUMBER 2013029906, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, TOGETHER WITH A 50 FOOT ROADWAY EASEMENT DESCRIBED IN A PLAT RECORDED IN VOLUME 50, PAGE 34, PLAT RECORDS, TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO

Owner:
TBD...

- LEGEND**
- CALCULATED POINT
 - SET BACK LINE BY WIDER (ENCL)
 - SET "X" ON CONCRETE
 - SET "X" ON IRON ROD CORNER MARKS
 - FIND 1/2" IRON ROD
 - FIND 600 NAIL
 - RECORD INFORMATION
 - RECORD COUNTY MONUMENT
 - ELECTRIC METER
 - WATER METER
 - PROPANE
 - ELECTRIC BOX
 - A/C PAD
 - WATER WELL
 - SEPTIC AREA
 - DISPERSED POND
 - WOOD TRAIL
 - DUAL LINE FENCE
 - POWER POLE
 - LIGHT POST



G.F. NO. 2114643-ROL JOB NO. 105761 TITLE COMPANY/INDEPENDENCE TITLE



NOTE: RECORD DATA DOES NOT FORM A CLOSED MATHEMATICAL FIGURE. (TRACT 4)

NOTE: THE ORIGINAL PLAT OF RECORD IS ILLEGIBLE. THIS IS REPRESENTATION OF THIS SURVEYORS BEST INTERPRETATION OF RECORD INFORMATION. (TRACT 1)

NOTE: THIS PROPERTY MAY BE SUBJECT TO INUNDATION EASEMENT IN AND BELOW 670 FEET ELEVATION (NOT DEFINED)

NOTE: THE TELEPHONE & ELECTRIC LINE EASEMENT RECORDED IN VOL. 4828, PG. 167, DEED RECORDS, TRAVIS COUNTY, TEXAS, HAS BEEN RELEASED PER VOL. 13319, PG. 418, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.

NOTE: THIS PROPERTY IS NOT SUBJECT TO ACCESS & CABLE EASEMENT RECORDED IN DOC. NO. 2002082652, DEED RECORDS, TRAVIS COUNTY, TEXAS.

NOTE: THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 50, PAGE 34, PLAT RECORDS, VOLUME 3452, PAGE 263 AMENDED IN VOLUME 3489, PAGE 943, DEED RECORDS, TRAVIS COUNTY, TEXAS.

Bearings shown herein are based on actual GPS Observations, Texas State Plane Coordinates, Central Zone, GRS.

ACCEPTED BY: _____



I, DAVID L. ELZY, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

DAVID L. ELZY
Registered Professional Land Surveyor
Texas Registration No. 4675

DATE: 4/30/2021