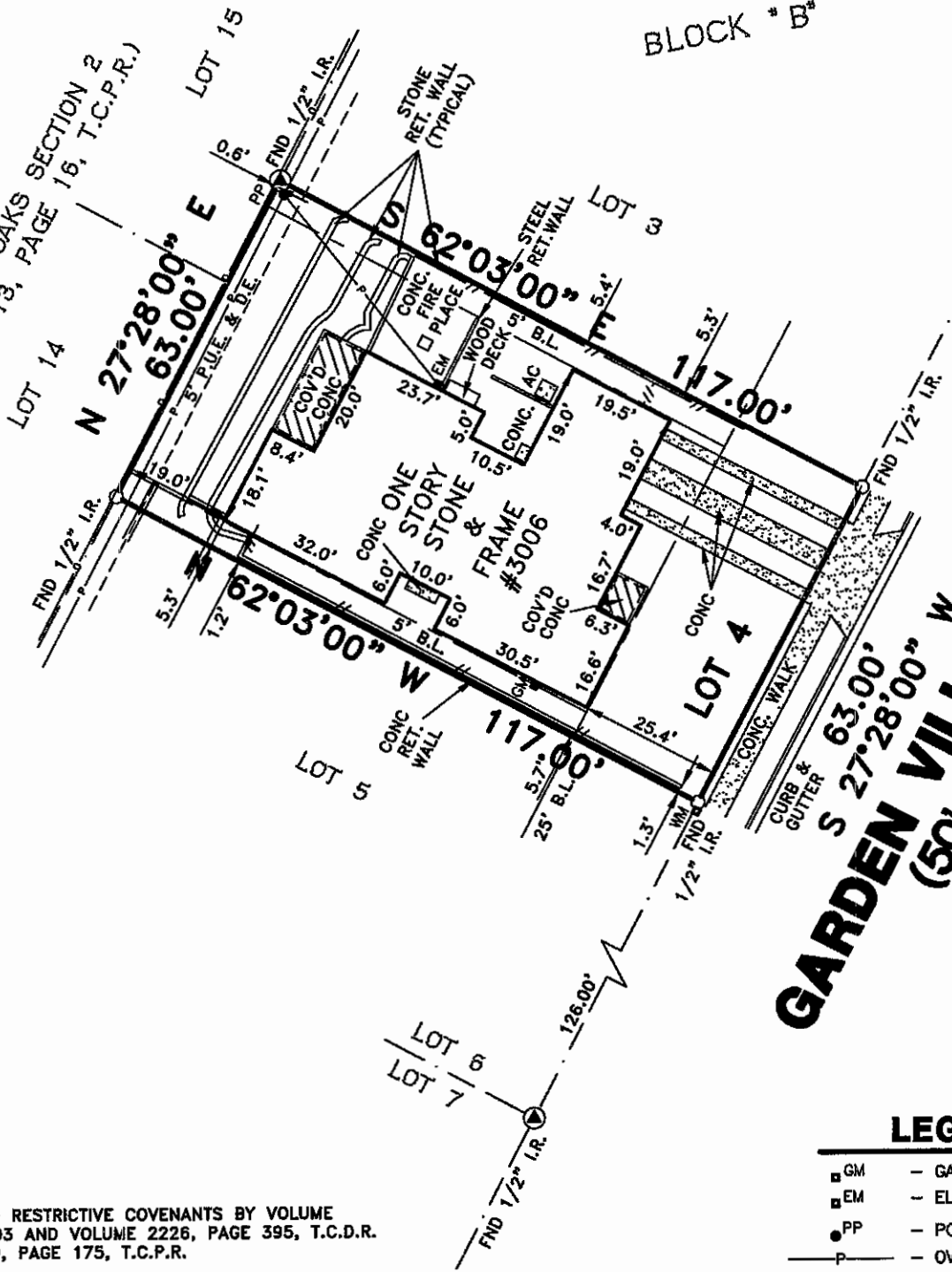


SCALE: 1" = 30'

GARDEN OAKS SECTION 2  
(BOOK 13, PAGE 16, T.C.P.R.)

BLOCK "B"



**GARDEN VILLA LANE**  
(50' R.O.W.)

**NOTES:**

- 1) SUBJECT TO RESTRICTIVE COVENANTS BY VOLUME 2092, PAGE 303 AND VOLUME 2226, PAGE 395, T.C.D.R. AND VOLUME 9, PAGE 175, T.C.P.R.
- 2) BUILDING SETBACK RESTRICTIONS BY VOLUME 2226, PAGE 395, T.C.D.R.
- 3) 5' PUBLIC UTILITY EASEMENT (REAR) BY VOLUME 2092, PAGE 303, T.C.D.R.
- 4) 5' PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT (REAR) BY VOLUME 2226, PAGE 395, T.C.D.R.
- 5) SUBJECT TO ALL APPLICABLE CITY AND/OR COUNTY DEVELOPMENT CODES AND ORDINANCES.

**LEGEND**

- GM - GAS METER
- EM - ELECTRIC METER
- PP - POWER POLE
- P - OVERHEAD POWER LINE
- WM - WATER METER
- W - WOOD FENCE
- CL - CHAINLINK FENCE
- B.L. - BUILDING LINE
- D.E. - DRAINAGE EASEMENT
- P.U.E. - PUBLIC UTILITY EASEMENT
- ( ) - RECORD INFORMATION
- ⊙ - CONTROL MONUMENT

ALL BEARINGS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED. ALL EASEMENTS AND BUILDING LINES ARE BASED ON THE RECORDED PLAT, UNLESS OTHERWISE NOTED. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY HAS BEEN COMPILED IN ACCORDANCE WITH INFORMATION CONTAINED IN THE TITLE COMMITMENT REFERENCED IN GF NO. 90322

SURVEY OF  
LOT 4, BLOCK "B", OF GARDEN OAKS, SEC. 1, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 9, PAGE 175, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

THIS TRACT IS LOCATED WITHIN FLOOD ZONE "X(UNSHADED)" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480624 0585 H, REVISED SEPTEMBER 26, 2008. FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

OWNERS	LUCAS WILSON AND SANDRA WILSON	LENDER CO.	-
ADDRESS	3006 GARDEN VILLA LANE, AUSTIN, TEXAS 78704	TITLE CO.	GRACY TITLE COMPANY



I do hereby certify that this survey was this day made on the ground and that this plat correctly represents the property legally described hereon (or on attached sheet). That the facts found at the time of this survey show the improvements and that there are no encroachments apparent on the ground, except as shown. Surveyor for Windrose Land Services - Austin.

*[Signature]*

0/20/18

FIRM REGISTRATION NUMBER: 10110400

**Windrose Land Services - Austin**  
4120 Commercial Center Dr.  
Suite 300  
Austin, Texas 78744  
TEL. (512) 326-2100 FAX (512) 326-2770

FIELD WORK	08/15/18	RW	DRAFTED BY	08/20/18	GW	CHECKED BY	08/20/18	RW
REVISION	-	-		-		MAPSCO PAGE		JOB NO.
REVISION	-	-		-		814 U		22892