

LEGEND

- PROPERTY LINE
- EXISTING PROPERTY LINES
- EXISTING EASEMENTS
- 1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON PIPE FOUND (UNLESS NOTED)
- RAILROAD SPIKE FOUND
- COTTON SPINDLE FOUND
- MAG NAIL FOUND (UNLESS NOTED)
- SURVEY CONTROL POINT
- CLEAN OUT
- BOLLARD POST (UNLESS NOTED)
- AIR CONDITIONER UNIT
- KEYPAD
- GROUND LIGHT
- ELECTRIC JUNCTION BOX
- ELECTRIC METER
- WATER VALVE
- WATER METER
- WATER FAUCET
- IRRIGATION CONTROL VALVE
- POWER/UTILITY POLE
- GUY ANCHOR
- EDGE OF ASPHALT
- HAND RAIL
- WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- WROUGHT IRON FENCE
- WATER LINE
- CONCRETE
- STONE
- BUILDING

DOC. NO. DOCUMENT NUMBER

P.U.E. PUBLIC UTILITY EASEMENT

B.L. BUILDING LINE

VOL./PG. VOLUME, PAGE

R.O.W. RIGHT-OF-WAY

P.R.T.C.T. PLAT RECORDS, TRAVIS COUNTY, TEXAS

R.P.R.T.C.T. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS

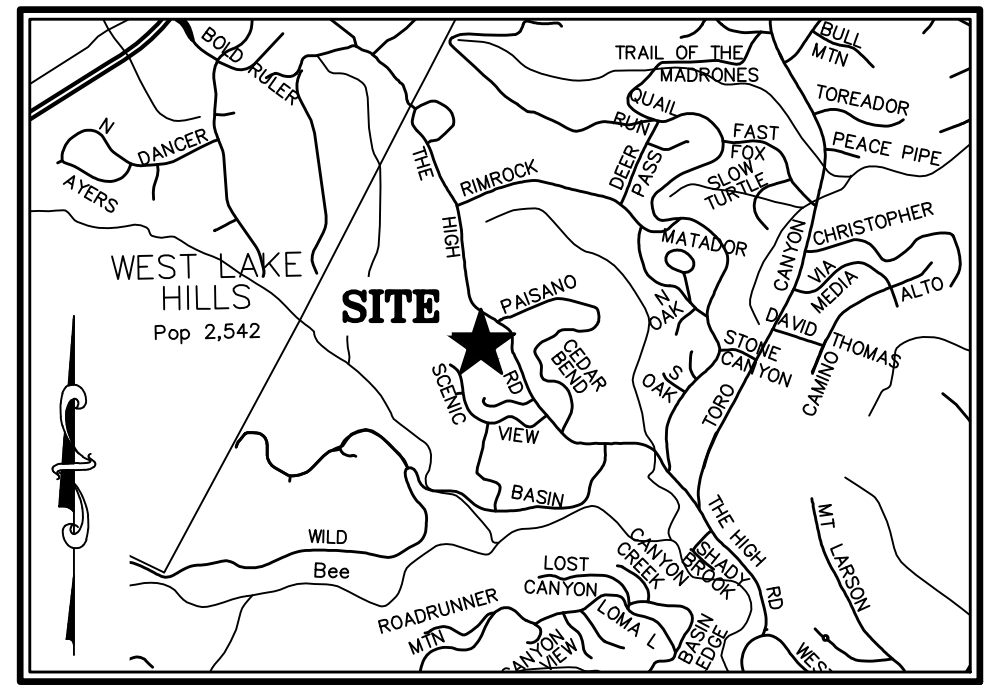
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

(.....) RECORD INFORMATION PER PLAT VOL. 75 PG. 210

(.....) RECORD INFORMATION PER PLAT VOL. 101, PG. 223

(.....) RECORD INFORMATION PER PLAT VOL. 46, PG. 83

(.....) RECORD INFORMATION PER PLAT VOL. 58 PG. 83



TITLE COMMITMENT NOTES:
 COMMITMENT FOR TITLE INSURANCE PREPARED BY: TITLE RESOURCES GUARANTY COMPANY
 C.F. NO.: 20200059
 EFFECTIVE DATE: FEBRUARY 21, 2020
 ISSUED: MARCH 13, 2020

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. ITEMS LISTED ARE WORDED ACCORDING TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. []

- 1) THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:
- VOLUME 75, PAGE 210 OF THE PLAT RECORDS TRAVIS COUNTY, TEXAS [SUBJECT TO]
 - VOLUME 101, PAGE 233 OF THE PLAT RECORDS TRAVIS COUNTY, TEXAS [SUBJECT TO]
 - VOLUME 1301, PAGE 407 OF THE DEED RECORDS TRAVIS COUNTY, TEXAS [SUBJECT TO]
 - VOLUME 1535, PAGE 138 OF THE DEED RECORDS TRAVIS COUNTY, TEXAS [DOES NOT AFFECT]
 - VOLUME 1562, PAGE 242 OF THE DEED RECORDS TRAVIS COUNTY, TEXAS [DOES NOT AFFECT]
 - VOLUME 3008, PAGE 2076 OF THE DEED RECORDS TRAVIS COUNTY, TEXAS [DOES NOT AFFECT] AND VOLUME 5937, PAGE 611 OF THE DEED RECORDS, TRAVIS COUNTY, TEXAS [DOES NOT AFFECT]

10) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

- A. BUILDING SETBACK 25 FEET IN WIDTH ALONG THE STREET-SIDE PROPERTY LINE(S), AS SHOWN ON THE PLAT(S) RECORDED IN VOLUME 75, PAGE 210 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. FURTHER SETBACK REQUIREMENTS ARE SET FORTH IN VOLUME 5937, PAGE 611 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, (TRACTS 1 AND 2) [SUBJECT TO - SHOWN ON SURVEY// DOES NOT AFFECT: 25 FOOT SETBACK LINES ARE SUBJECT TO AND SHOWN ON SURVEY - RESTRICTIONS DESCRIBED IN VOL. 5937 PG. 611, D.R.T.C.T. AFFECT ONLY LOTS D, F, AND G OF HIGH OAKS SUBDIVISION, (VOL. 210, PG. 75, P.R.T.C.T.), AND DO NOT AFFECT THE SUBJECT TRACT]
- B. PUBLIC UTILITY EASEMENT 5 FEET IN WIDTH ALONG THE SOUTHERLY AND NORTHWESTERLY PROPERTY LINE(S), AS SHOWN ON THE PLAT(S) RECORDED IN VOLUME 75, PAGE 210 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 1 ONLY) [SUBJECT TO - SHOWN ON SURVEY]
- C. ELECTRIC AND TELEPHONE LINE(S) EASEMENT GRANTED TO THE CITY OF AUSTIN BY INSTRUMENT DATED MARCH 17, 1978, RECORDED IN VOLUME 6130, PAGE 460 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 1 AND 2) [DOES NOT AFFECT]
- D. ELECTRIC AND TELEPHONE LINE(S) EASEMENT (BLANKET-TYPE), GRANTED TO THE CITY OF AUSTIN BY INSTRUMENT DATED AUGUST 18, 1954, RECORDED IN VOLUME 1705, PAGE 29 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 1 AND 2) [SUBJECT TO - BLANKET TYPE]
- E. ELECTRIC AND TELEPHONE LINE(S) EASEMENT GRANTED TO THE CITY OF AUSTIN BY INSTRUMENT DATED SEPTEMBER 23, 1964, RECORDED IN VOLUME 2847, PAGE 95 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 1 AND 2) [DOES NOT AFFECT]
- F. ELECTRIC AND TELEPHONE LINE(S) EASEMENT GRANTED TO THE CITY OF AUSTIN BY INSTRUMENT DATED MAY 4, 1966, RECORDED IN VOLUME 3146, PAGE 1929 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 1 AND 2) [DOES NOT AFFECT]
- G. WATER LINE(S) EASEMENT GRANTED TO THE TRAVIS COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 10 BY INSTRUMENT DATED OCTOBER 5, 1973, RECORDED IN VOLUME 4744, PAGE 1163 AND AS AMENDED IN VOLUME 5027, PAGE 1437 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 1 AND 2) [DOES NOT AFFECT]
- I. PUBLIC UTILITY EASEMENT 5 FEET IN WIDTH ALONG THE REAR AND NORTHERLY PROPERTY LINE(S), AS SHOWN BY THE PLAT(S) RECORDED IN VOLUME 101, PAGE 233 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2 ONLY) [SUBJECT TO - SHOWN ON SURVEY]
- J. PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH EXTENDING OUT FROM THE FRONT PROPERTY LINE INTO THE INTERIOR CENTER PORTION OF THE SUBJECT PROPERTY AS SHOWN ON THE PLAT THEREOF RECORDED IN VOLUME 101, PAGE 233 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2 ONLY) [SUBJECT TO - SHOWN ON SURVEY]

LEGAL DESCRIPTION:
 TRACT 1: LOT E, HIGH OAKS, A SUBDIVISION IN TRAVIS COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 75, PAGE 210 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
 TRACT 2: LOT C1, AMENDED PLAT OF LOTS A AND C HIGH OAKS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 101, PAGE(S) 233 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

BEARING BASIS:
 ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000894819569.

SURVEY CONTROL:
 CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES (STATE PLANE TEXAS CENTRAL - 4203) AND ELEVATIONS (NAVD 88) SHOWN HEREON WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4WARD STATIC DATA COLLECTED 03 16, 2020, 4WARD CONTROL POINT WAS CHECKED TO L.C.R.A. MONUMENT A808, HAVING A PUBLISHED GRID COORDINATE & (NAVD 88) N 10068964.063, E 3093020.769, ELEV. 729.14.

[A] CRAIG W. WELLER & RENEE M. WELLER
DOC. NO. 1999118022
O.P.R.T.C.T.

- GENERAL NOTES:**
- PROPERTY ADDRESS: 1355 THE HIGH ROAD, WESTLAKE, TEXAS 78746
 - THE LOCATION OF FENCES AND THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY.
 - ADDITIONAL NUMBERS (IF SHOWN) IN THE TREE LIST AT THE END OF THE TREE DESCRIPTION, REPRESENT THE SIZES AND NUMBER OF MULTI-TRUNK TREES.
 - UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON UTILITY MAPS PROVIDED BY THE VARIOUS UTILITY COMPANIES. TEXAS811 WAS CONTACTED TO MARK UTILITIES FOR THIS SITE HOWEVER, NO UTILITIES WERE MARKED.
 - THERE IS A DISCREPANCY ON THE WEST BOUNDARY OF THE SUBJECT TRACT BETWEEN SCENIC VIEW WEST, SECTION 4 (VOL. 58, PG. 83, P.R.T.C.T.) AND HIGH OAKS SUBDIVISION (VOL. 75, PG. 210, P.R.T.C.T.) DENOTED BY A RED CROSS HATCH. SURVEYOR BELIEVES THAT THE HIGH OAKS PLAT UNINTENTIONALLY CONTAINED ALREADY PLATTED LANDS WITHIN SCENIC VIEW WEST, SECTION 4. PREVIOUS SUBJECT TRACT DEED (VOL. 1492, PG. 12, R.P.R.T.C.T.) CALLS MATCH THE CALLS ALONG SCENIC VIEW WEST, SECTION 4. SURVEYOR USED THE SCENIC VIEW WEST, SECTION 4 WEST BOUNDARY LINE AS THE CORRECT COMMON LINE FOR THIS TRACT.

SURVEYOR'S CERTIFICATE:
 CERTIFIED TO: TITLE RESOURCES GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS ACTUALLY MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON THE DATE SHOWN, AND THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF: THERE ARE NO APPARENT ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, DISCREPANCIES, DEED LINE CONFLICTS, OBSERVABLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON.

4/1/2020
 DATE

JASON WARD, R.P.L.S.
 TEXAS REGISTRATION NO. 5811

TITLE SURVEY OF LOT E OF HIGH OAKS SUBDIVISION, AND OF LOT C1 OF AMENDED PLAT OF LOTS A AND C HIGH OAKS SUBDIVISION
City of Westlake, Travis County, Texas



PO Box 90876, Austin Texas 78709
 WWW.4WARDLS.COM (512) 537-2384
 TEPELS: FIRM #01174300

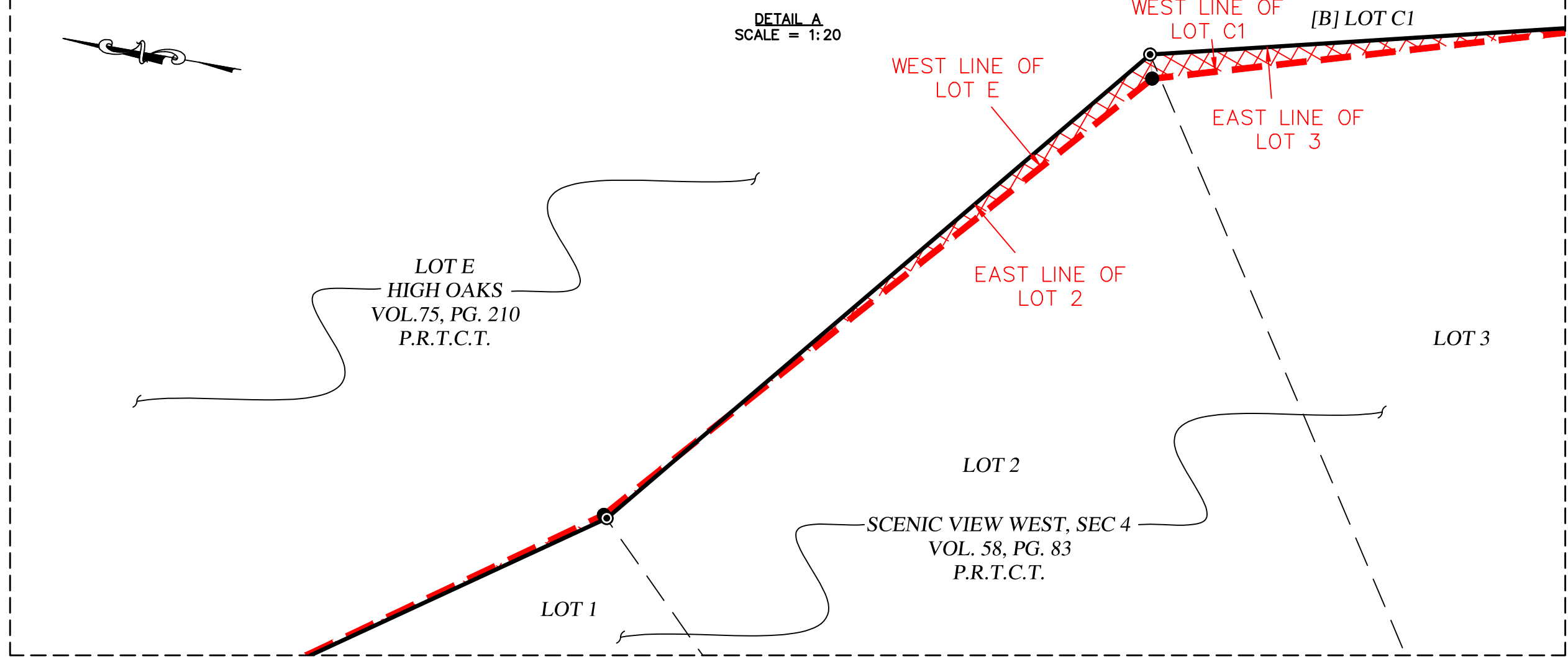
Date:	4/1/2020
Project:	00991
Scale:	1" = 40'
Reviewer:	DV
Tech:	DV
Field Crew:	WC/JB/JC
Survey Date:	MAR. 2020
Sheet:	1 OF 1

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N56°41'42"W	60.38'
L2	S07°16'37"E	37.03'
L3	S40°40'09"W	40.36'
L4	S73°59'32"E	21.72'
L5	N46°13'58"W	65.18'
L6	S85°07'38"W	21.53'
L7	N00°10'21"W	27.88'
L8	N16°32'40"W	38.99'
L9	N08°31'46"W	46.38'

RECORD LINE TABLE

LINE #	DIRECTION	LENGTH
[L1]	S54°43'00"E	60.38'
[L2]	S05°27'00"E	37.26'
[L3]	S42°30'41"W	40.31'
[L4]	N72°15'47"W	21.69'
[L5]	N44°29'00"W	65.39'
[L5]	N44°22'56"W	65.16'
[L5]	N44°23'00"W	65.15'
[L6]	S87°02'00"W	21.77'
[L6]	S87°02'37"W	21.75'
[L6]	S87°15'00"W	21.80'
[L7]	N01°23'00"E	27.96'
[L7]	N01°20'22"E	27.95'
[L7]	N01°11'00"E	28.00'
[L8]	N14°37'00"W	39.05'
[L8]	N14°33'36"W	39.06'
[L8]	N14°29'00"W	39.00'
[L9]	N06°56'00"W	46.57'
[L9]	N06°36'00"W	46.50'



UTILITY NOTE:
 THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

FLOODPLAIN NOTE:
 THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.