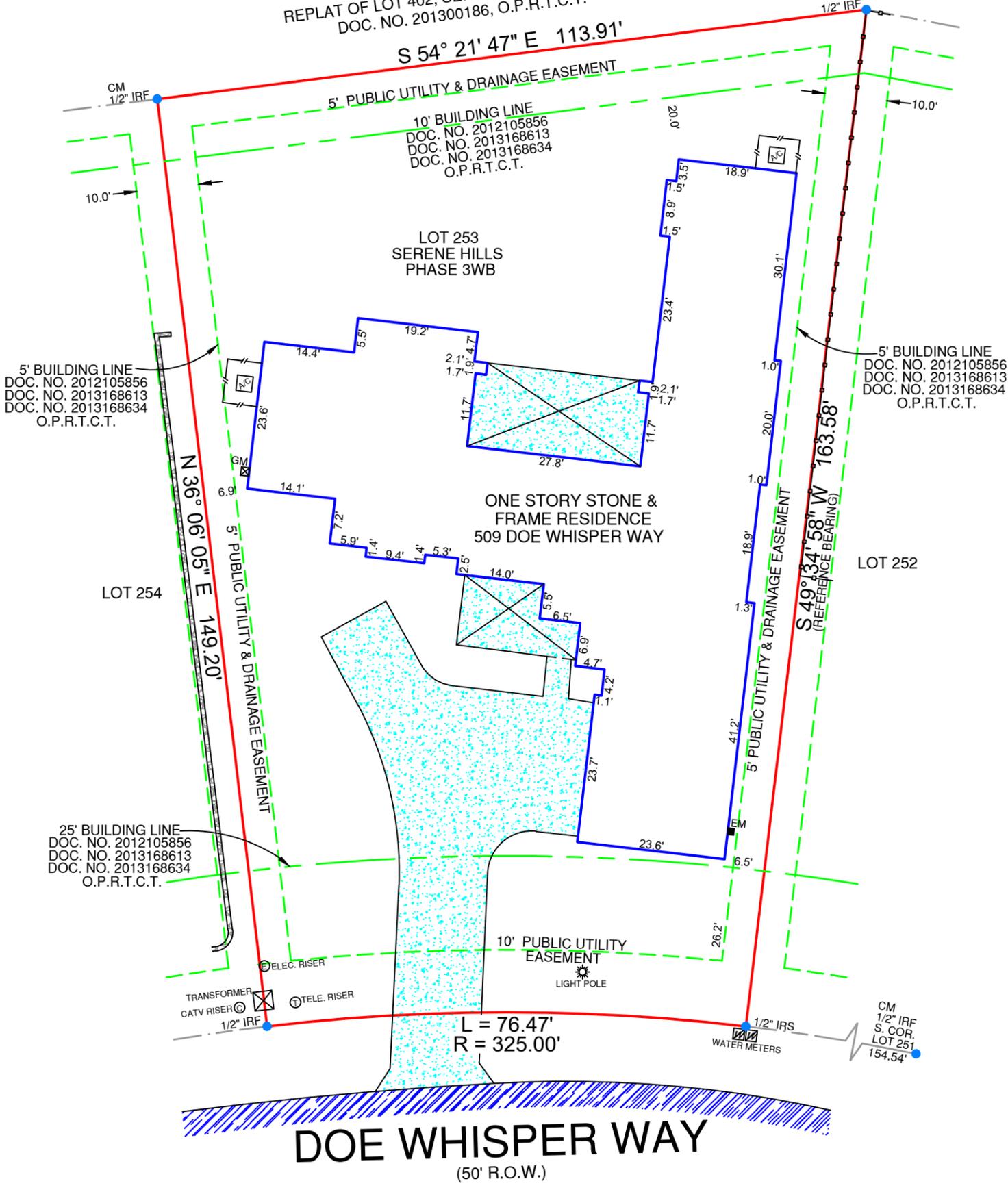


LOTS 744 AND 747
SERENE HILLS, PHASE 3WA AND
REPLAT OF LOT 402, SERENE HILLS, PHASE 1B
DOC. NO. 201300186, O.P.R.T.C.T.



5' BUILDING LINE
DOC. NO. 2012105856
DOC. NO. 2013168613
DOC. NO. 2013168634
O.P.R.T.C.T.

10' BUILDING LINE
DOC. NO. 2012105856
DOC. NO. 2013168613
DOC. NO. 2013168634
O.P.R.T.C.T.

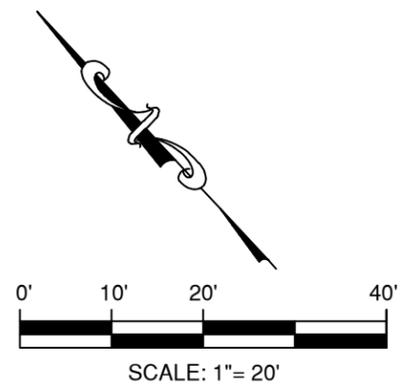
5' BUILDING LINE
DOC. NO. 2012105856
DOC. NO. 2013168613
DOC. NO. 2013168634
O.P.R.T.C.T.

25' BUILDING LINE
DOC. NO. 2012105856
DOC. NO. 2013168613
DOC. NO. 2013168634
O.P.R.T.C.T.

LEGEND:

—x—x—	BARB WIRE FENCE	ASPHALT =	
—o—o—	CHAINLINK FENCE	CONCRETE =	
—□—□—	WROUGHT IRON FENCE	GRAVEL =	
—//—//—	WOOD FENCE	TILE =	
—v—v—	VINYL FENCE	WOOD =	
—E—E—	ELECTRIC LINE	BRICK =	
GM	GAS METER	STONE =	
EM	ELECTRIC METER	(WOOD) RAILROAD TIE =	
IPF	IRON PIPE FOUND		
IRS	IRON ROD SET WITH "PREMIER" CAP		
IRF	IRON ROD FOUND		
CM	CONTROLLING MONUMENT		

NOTES:
BEARINGS ARE BASED ON THE RECORDED PLAT.
THE PROPERTY IS AFFECTED BY THE FOLLOWING:
(10)-AGREEMENT, DOC. NOS. 2008038360, 2010086539, 2013221189, 2017028616 & 2021242958, O.P.R.T.C.T.
(10)-AGREEMENT, DOC. NO. 2018156658, 2021242958, O.P.R.T.C.T.
EASEMENTS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED.
BUILDING LINES SHALL BE IN CONFORMANCE WITH CURRENT CITY OF LAKEWAY REGULATIONS.



LEGAL DESCRIPTION:
BEING LOT 253, SERENE HILLS, PHASE 3WB, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER COUNTY CLERK'S FILE NO. 201300185, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

GF. NO.	2307318-LAK
BORROWER	DEREK LANE AND SHEILA LANE
TITLE CO.	INDEPENDENCE TITLE
TECH	TAG/AV
FIELD	RC

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48453C0385 J, DATED JANUARY 22, 2020.

DATE: 05/20/2024 JOB NO.: 24-03134
FIELD: 05/17/2024

509 DOE WHISPER WAY, LAKEWAY, TX 78738
LOT 253, SERENE HILLS, PHASE 3WB



DATE: _____
ACCEPTED BY: _____



Premier
Surveying LLC
5700 W. Plano Pkwy., Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 972-964-7021
Firm Registration No. 10146200