

SCALE: 1" = 30'

LEGEND

EM	- ELECTRIC METER
GM	- GAS METER
TRANS	- ELECTRIC TRANSFORMER
CP	- CABLE PEDESTAL
WM	- WATER METER
GP	- GRINDER PUMP
B.L.	- BUILDING LINE
D.E.	- DRAINAGE EASEMENT
P.U.E.	- PUBLIC UTILITY EASEMENT
()	- RECORD INFORMATION

LOT 3187
LAKEWAY SECTION 28
(VOL. 68, PG. 1, T.C.P.R.)

LOT 3872
GOLF COURSE

FND CAPPED
3/8" I.R.

LOT 3832

LOT 3831

FND
MAG NAIL

CALCULATED
POINT

(S 76°30' W)
(55.09')
S 74°37'28" W
55.09'

55.09'
S 74°37'28" W
(50' R.O.W.)

HAZELTINE DRIVE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 15°22'32" W	19.94'
(L1)	N 13°30' W	20.00'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	15.00'	90°00'00"	23.56'	S 29°37'28" W	21.21'
(C1)	15.00'	90°00'	23.56'	S 31°30' W	21.21'
C2	250.00'	01°10'31"	5.13'	S 74°02'12" W	5.13'
(C2)	250.00'	-	4.92'	S 75°56' W	4.92'

NOTES:

1) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND WOULD BE SUBJECT TO ALL APPLICABLE COVENANTS, CONDITIONS, RESTRICTIONS, OR EASEMENTS THAT A CURRENT TITLE COMMITMENT MAY DISCLOSE.

2) SUBJECT TO ALL APPLICABLE CITY AND/OR COUNTY DEVELOPMENT CODES AND ORDINANCES.

3) BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83.

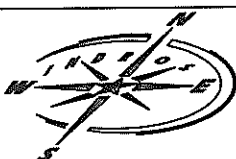
4) ELEVATIONS ARE BASED ON A GPS OBSERVATION, NAVD88 VERTICAL DATUM.

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. -

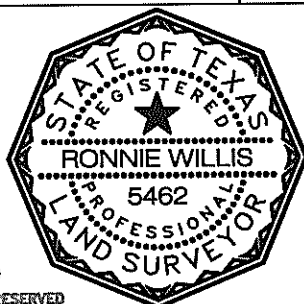
SURVEY OF
LOT 3833, LAKEWAY SECTION, CLUSTERS 28 IV,
ACCORDING TO THE MAP OR PLAT THEREOF,
RECORDED IN VOLUME 79, PAGE 291, OF THE PLAT
RECORDS OF TRAVIS COUNTY, TEXAS.

THIS TRACT IS LOCATED WITHIN FLOOD ZONE "X(UNSHADE)" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 481303 0405 J, REVISED JANUARY 22, 2020. FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

PURCHASER	-	LENDER CO.	-
ADDRESS	419 HAZELTINE DRIVE	TITLE CO.	-



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



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.

R. Willis

01/28/25

FIRM REGISTRATION NO. 10110400

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FIELD WORK	01/23/25	CW	DRAFTED BY	01/28/25	JJ	CHECKED BY	01/28/25	RW
REVISION	-	-	-	-	-	MAPSCO PAGE	JOB NO.	
REVISION	-	-	-	-	-	519 D	42169	