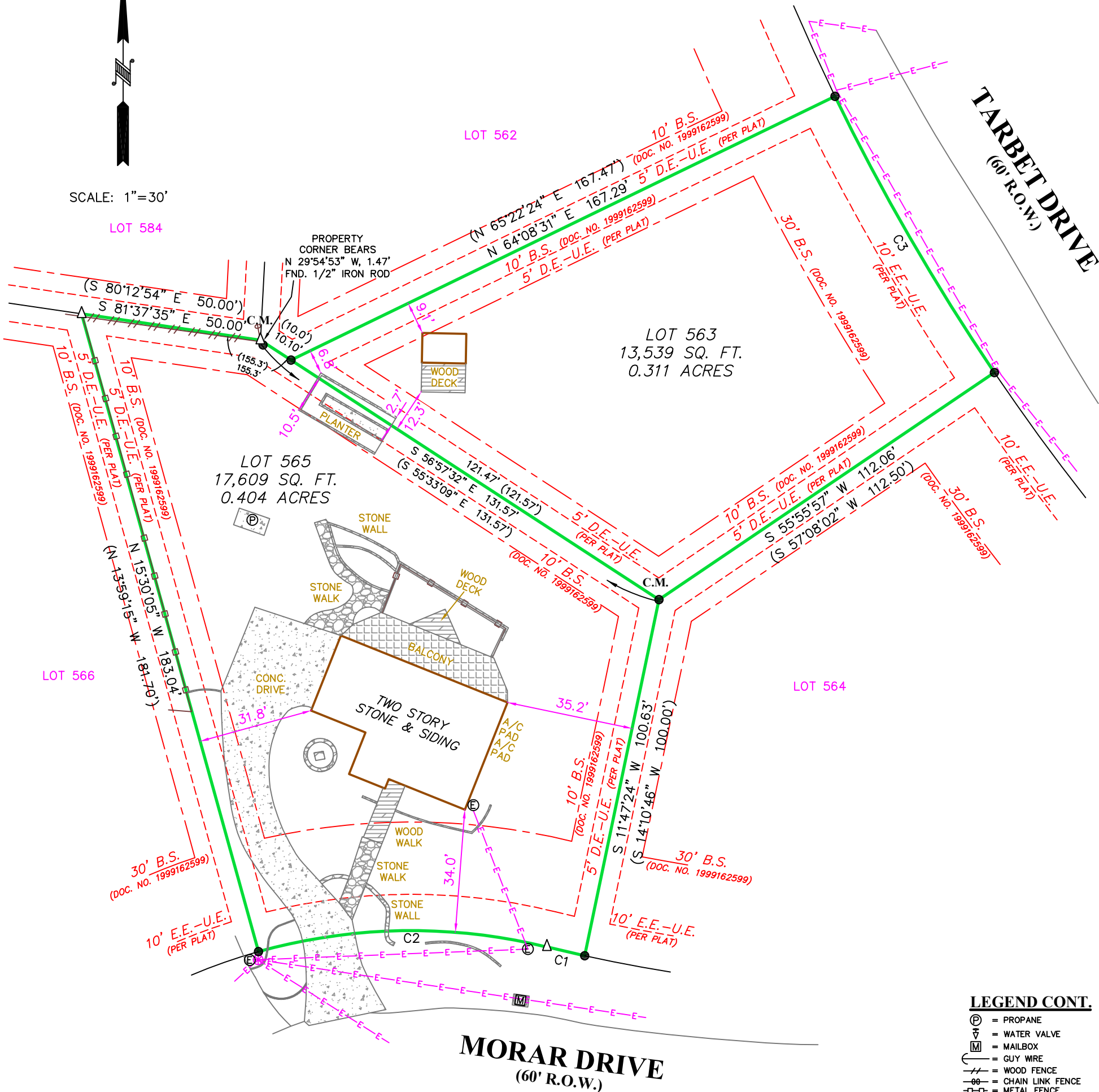


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	436.35'	10.73' (9.86')	10.73' (9.86')	N 76°53'44" W (N 75°10'25" W)	1°24'31" (1°17'39")
C2	156.99'	80.73' (80.72')	79.84' (79.84')	S 89°04'41" W (S 89°15'25" W)	29°27'44" (29°27'39")
C3	615.21'	88.32' (88.47')	88.24' (88.39')	S 29°59'33" E (S 28°44'47" E)	8°13'30" (8°14'22")



SCALE: 1"=30'



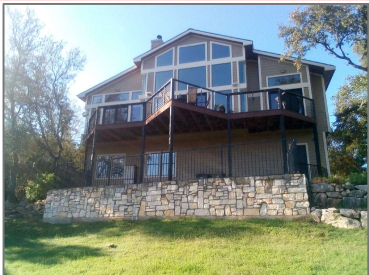
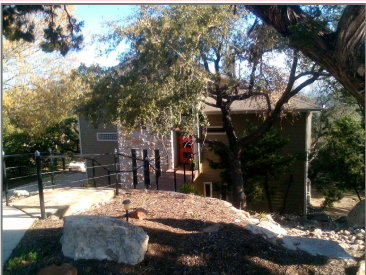
NOTE:
Bearings shown hereon are based on actual GPS Observations,
Texas State Plane Coordinates, Central Zone, Grid.

NOTE:
THIS PROPERTY IS SUBJECT TO EASEMENTS RECORDED IN VOLUME 3302, PAGE 1275, DEED RECORDS OF TRAVIS COUNTY, TEXAS.

NOTE:
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS:
VOLUME 34, PAGE 36; VOLUME 34, PAGE 38, VOLUME 37, PAGE 36, PLAT RECORDS; VOLUME 5985, PAGE 229, VOLUME 8341, PAGE 242,
DEED RECORDS; DOCUMENT NOS. 1999162599, 2018141799, 2018141800, 2018141801, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

LEGEND CONT.
Ⓟ = PROPANE
Ⓜ = WATER VALVE
Ⓜ = MAILBOX
— = GUY WIRE
— = WOOD FENCE
— = CHAIN LINK FENCE
— = METAL FENCE

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:



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 made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48053C, Panel No. 0584 G, which is Dated 11/01/2019. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the surveyor did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION 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://msc.fema.gov/portal>.

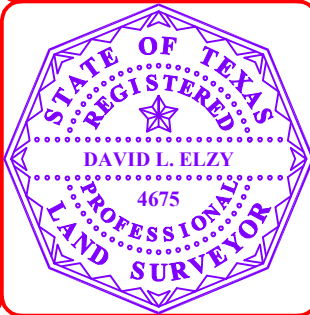
Property Address:
304 TARBET DRIVE AND 208 MORAR DRIVE
Property Description:

BEING LOTS 563 AND 565, BRIARCLIFF, INC., SECTION EIGHT, A SUBDIVISION LOCATED IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 37, PAGE 36, OF THE PLAT RECORDS, OF TRAVIS COUNTY, TEXAS.

Owner:
T.B.D.

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, or 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



FIRM REGISTRATION NO.
10111700
Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND
● = CALCULATED POINT
Ⓜ = FND 1/2" IRON ROD
() = RECORD INFORMATION
B.S. = BUILDING SETBACK
D.E. = DRAINAGE EASEMENT
E.E. = EMBANKMENT-EXCAVATION EASEMENT
U.E. = UTILITY EASEMENT
C.M. = CONTROLLING MONUMENT
Ⓜ = WATER METER
Ⓜ = ELECTRIC METER
Ⓜ = GAS METER
Ⓜ = POWER POLE
— = OVERHEAD ELECTRIC

DRAWN BY: DR RVD: DLE

G.F. NO. T-169535

JOB NO. 118974 TITLE COMPANY: TEXAS NATIONAL TITLE

DATE: 03/03/2023