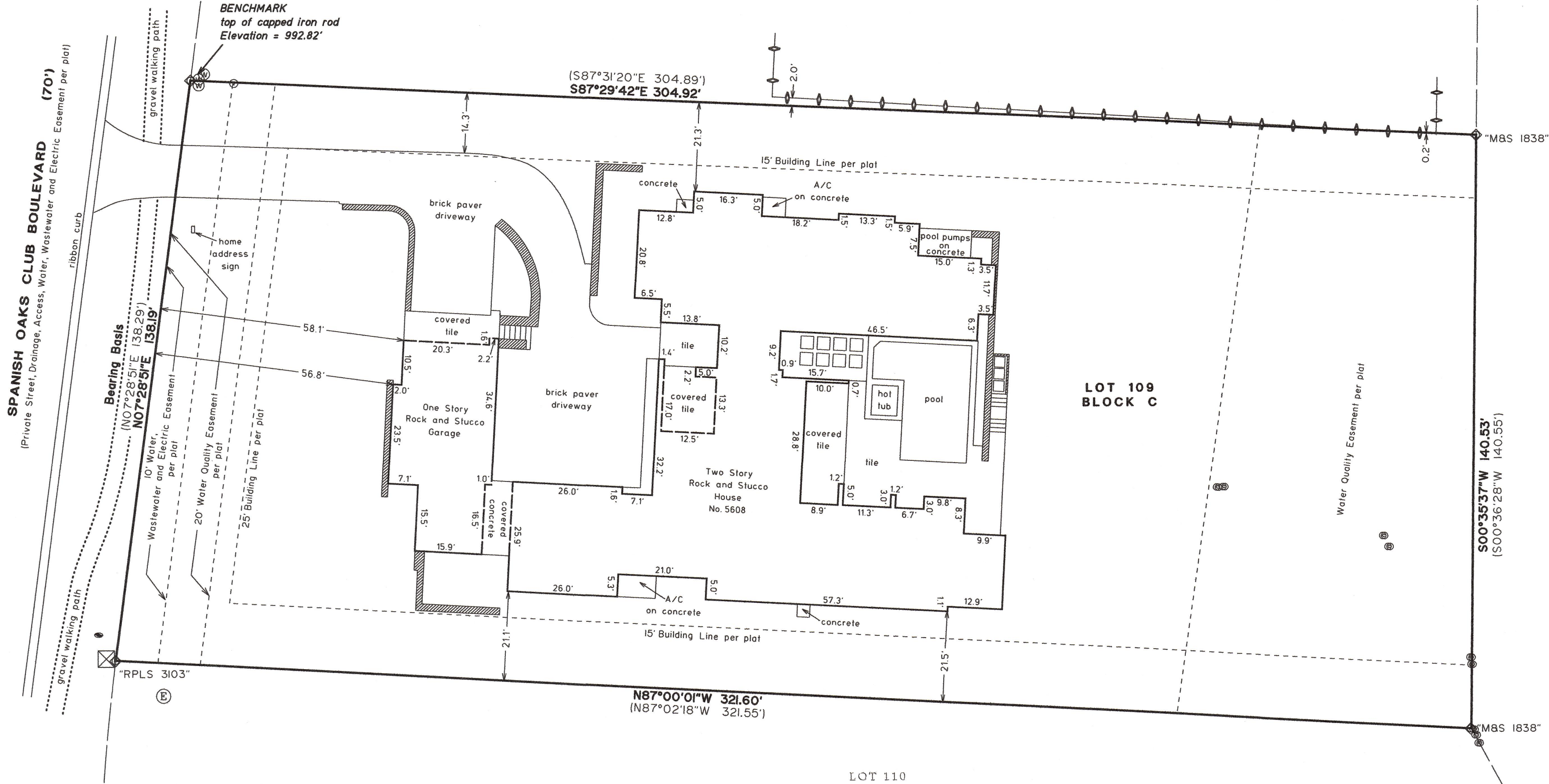
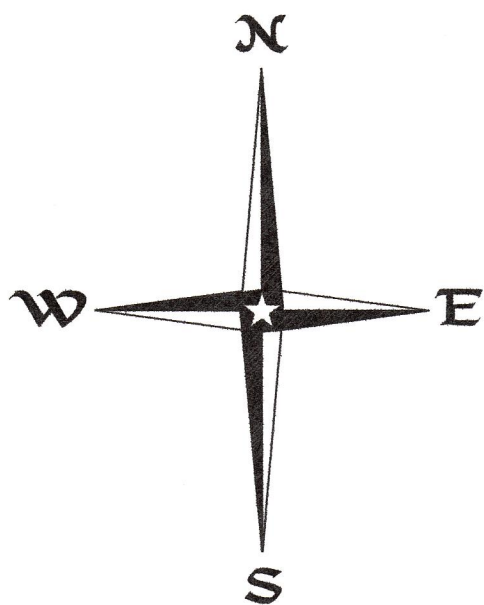


LOT 108
SPANISH OAKS
SECTION 7
DOCUMENT NO. 200600085

SCALE 1" = 20'



SURVEY PLAT OF:

LOT 109, BLOCK C, SPANISH OAKS, SECTION 7,
A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING
TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT
NO. 200600085 OF THE OFFICIAL PUBLIC RECORDS OF
TRAVIS COUNTY, TEXAS.

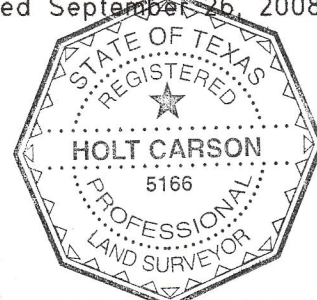
LOCATED ON SPANISH OAKS CLUB BOULEVARD.

GF No. AUT-22-668-AYT19000022Hunzik
To: Mark McKeithan Anderson
Austin Title Company
Fidelity National Title Insurance Company

STATE OF TEXAS *
COUNTY OF TRAVIS *
The undersigned does hereby certify that a survey was this
day made on the ground of the property legally described hereon
and is correct and that there are no boundary line conflicts,
encroachments, shortages in area, overlapping of improvements,
visible utility lines, or roads in place, except as shown hereon,
and said property abuts a dedicated road. This property lies within
Zone X (areas determined to be outside the 100 year flood plain)
according to Federal Emergency Management Agency Flood
Insurance Rate Map Panel No. 48453C0415 H, dated September 26, 2008.

THIS the 9th day of JANUARY, A.D., 2019.

BY 
Holt Carson
Registered Professional Land Surveyor No. 5166



SCHEDULE B NOTES:

Item 1.) This lot is subject to restrictive covenants as set forth in instruments recorded in Volume 6889, Page 1641 of the Deed Records of Travis County, Texas, and Document No. 200600085 (plat) Document No. 2005181423, Document No. 2005183338, Document No. 2006032019, Document No. 2006045700, Document No. 2006045701, and Document No. 2006067101, Document No. 2010140757, Document No. 2011036478, Document No. 2011036481, Document No. 2012103402, Document No. 2013095882, Document No. 2013095899, Document No. 2013117649, and Document No. 2013141644, all of the Official Public Records of Travis County, Texas.

Item 10.a.) Those liens created at closing, if any, pursuant to lender instructions.

Item 10.b.) Rights of parties in possession.

Item 10.c.) All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

Item 10.d.) This lot is subject to a 10 ft. water, wastewater & electric easement along the street right-of-way property line(s) as set forth on the plat recorded in Document No. 200600085 of the Official Public Records of Travis County, Texas.

Item 10.e.) This lot is subject to a 20 ft. water quality easement along the street right-of-way property line(s) as set forth on the plat recorded in Document No. 200600085 of the Official Public Records of Travis County, Texas.

Item 10.f.) This lot is subject to a water quality easement of varying width along the rear property line(s) as set forth on the plat recorded in Document No. 200600085 of the Official Public Records of Travis County, Texas.

Item 10.g.) This lot is subject to building setback lines as set forth on the plat recorded in Document No. 200600085, Official Public Records of Travis County, Texas.

Item 10.h.) This lot is subject to easements and easement rights as reserved in Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions recorded in Document No. 2005181423 of the Official Public Records of Travis County, Texas.

Item 10.i.) This lot is subject to an easement granted to the City of Austin as set forth in instrument recorded in Volume 659, Page 555 of the Deed Records of Travis County, Texas.

Item 10.j.) This lot is subject to an easement granted to the Village of Bee Cave, Texas as set forth in instrument recorded in Document No. 2001073262 of the Official Public Records of Travis County, Texas.

Item 10.k.) Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in instrument recorded in Volume 1778, Page 284 of the Deed Records of Travis County, Texas.

Item 10.l.) Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in instrument recorded in Volume 4738, Page 2077 of the Deed Records of Travis County, Texas.

Item 10.m.) Matters contained in that certain Memorandum of Agreement as set forth in instrument recorded in Document No. 1999153839 of the Official Public Records of Travis County, Texas.

Item 10.n.) Matters contained in that certain Balcones Canyonlands Conservation Plan as set forth in instrument recorded in Document No. 2000073358 of the Official Public Records of Travis County, Texas.

Item 10.o.) Matters contained in that certain Memorandum of Assignment of Residential Reimbursement Rights as set forth in instrument recorded in Document No. 2004012912 of the Official Public Records of Travis County, Texas.

Item 10.p.) Matters contained in that certain Balcones Canyonlands Conservation Plan as set forth in instrument recorded in Document No. 2006014880 of the Official Public Records of Travis County, Texas.

Item 10.q.) Matters contained in that certain Contributing Zone Plan as set forth in instrument recorded in Document No. 2006069269 of the Official Public Records of Travis County, Texas.

Item 10.r.) Matters contained in that certain Notice of Propane Gas Systems as set forth in instrument recorded in Document No. 2016162133 of the Official Public Records of Travis County, Texas.

Item 10.s.) Assessments, charges and liens as set forth in that certain Declaration recorded in Document No. 2005181423 of the Official Public Records of Travis County, Texas.

Item 10.t.) Matters contained in that certain Working Capital Fee as set forth in instrument recorded in Document No. 2005181423 of the Official Public Records of Travis County, Texas.

Item 10.u.) Subject property lies within the boundaries of the West Travis County Municipal Utility District No. 6 and may be subject to standby fees and tax assessments by said district.

CCNG Golf LLC
(179.294 Acres)
Document No. 2011036477

Reference: Field Book 998 Page 054
Reference: Field Book 1033 Page 036
5608spanishoaks.dgn

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Texas Licensed Surveying Firm Registration No. 10050700
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