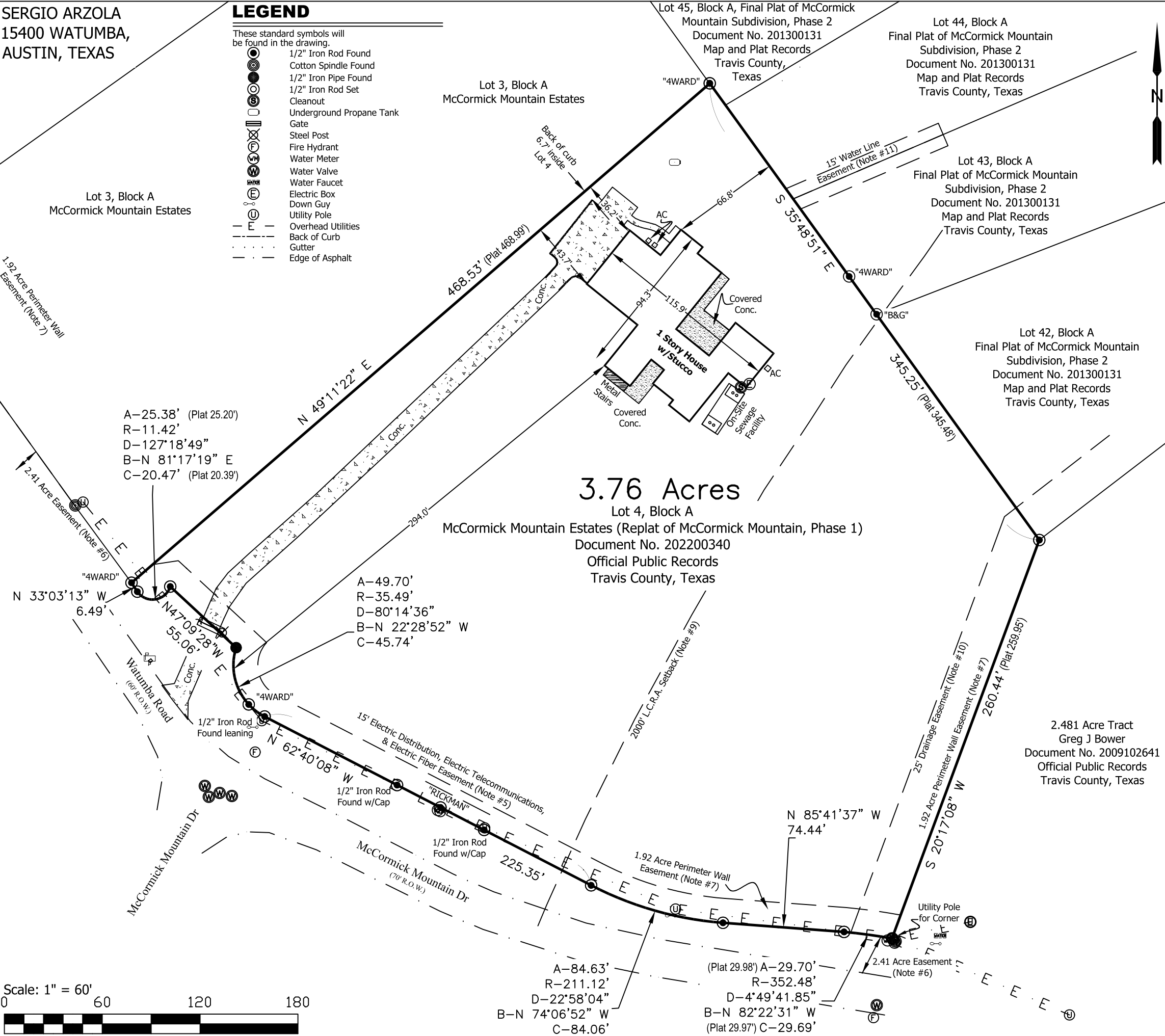


SERGIO ARZOLA  
15400 WATUMBA,  
AUSTIN, TEXAS

LEGEND

- These standard symbols will be found in the drawing.
- 1/2" Iron Rod Found
  - Cotton Spindle Found
  - 1/2" Iron Pipe Found
  - 1/2" Iron Rod Set
  - Cleanout
  - Underground Propane Tank
  - Gate
  - Steel Post
  - Fire Hydrant
  - Water Meter
  - Water Valve
  - Water Faucet
  - Electric Box
  - Down Guy
  - Utility Pole
  - Overhead Utilities
  - Back of Curb
  - Gutter
  - Edge of Asphalt



SURVEY OF LOT 4, BLOCK A, McCORMICK MOUNTAIN ESTATES (REPLAT OF McCORMICK MOUNTAIN, PHASE 1), ACCORDING TO PLAT RECORDED IN DOCUMENT NO. 202200340, OFFICIAL PUBLIC RECORDS RECORDS, TRAVIS COUNTY, TEXAS, AS DESCRIBED BY DEED TO SERGIO Y. ARZOLA & BIBIANA M. ARZOLA, OF RECORD IN DOCUMENT NO. 20230140436, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

Survey Notes:

- Bearings Based on NAD83 Texas Central Zone 4203; US Survey Feet.
- Surveyor has not investigated the existence of Design Guidelines or other unrecorded documents as may be promulgated by an Architectural Control Committee.
- No Title Commitment provided at time of Survey
- According to the Flood Insurance Rate Map (FIRM) No. 48453C0220J, dated January 22, 2020, this property is located in Zone X: Areas determined to be outside the 0.2% annual chance floodplain.
- Per Plat:
  - 15' Electric Distribution, Electric Telecommunications, and Electric Fiber Easement - along Road Right-of-Way lines
- Subject to 2.41 Acre, Variable Width Agreement, per Document No. 2013074095, Official Public Records, Travis County, Texas.
- Subject to a 1.92 Acre, Variable Width Perimeter Wall Easement, per Document No. 2013074092, Official Public Records, Travis County, Texas.
- Subject to Restrictions and Covenants per Document No. 2013074093, Official Public Records, Travis County, Texas.
- 2000' "L.C.R.A. Setback", as scaled per Plat, as shown.
- 25' Drainage Easement, as Shown, per Document No. 201300121, Plat Records, Travis County, Texas.
- 15' Waterline Easement, as Shown, per Document No. 201300131, Plat Records, Travis County, Texas.

CERTIFICATION:  
THE UNDERSIGNED DOES HEREBY  
CERTIFY THAT THIS EXHIBIT REPRESENTS  
A SURVEY MADE ON THE GROUND ON  
SEPTEMBER 10, 2024, OF THE PROPERTY  
SHOWN HEREON:

*Marion Ruth Bolton*

Marion Ruth Bolton,  
Registered Professional Land Surveyor No. 4727  
Job Number: 23-102



9-12-2024



TBPLS Firm No. 101919-00  
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