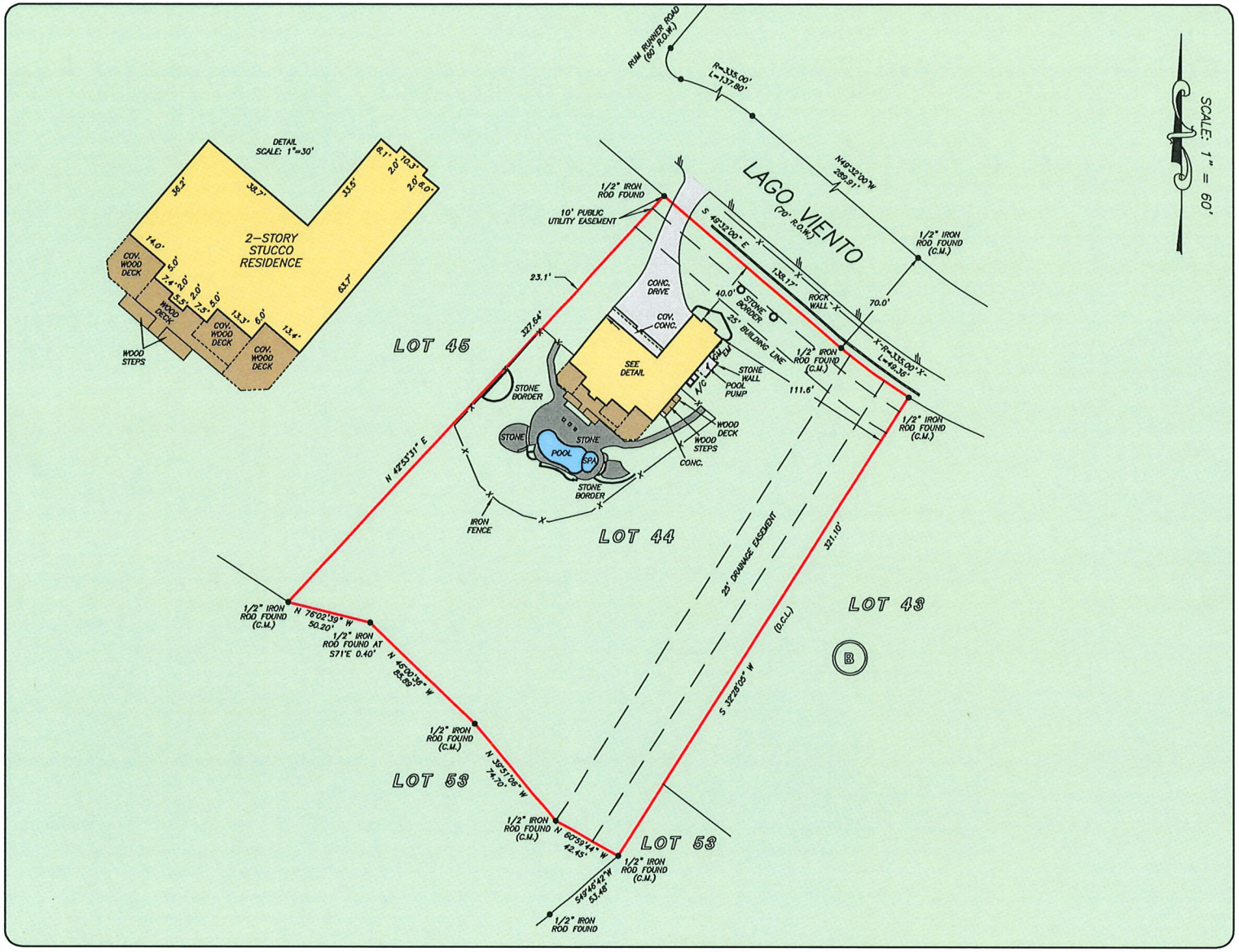

GF NO. T-187243 TEXAS NATIONAL TITLE
ADDRESS: 4315 LAGO VIENTO
AUSTIN, TEXAS 78734
BORROWER:

LOT 44, BLOCK B
LAKEWIND ESTATES, SECTION 3

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 103, PAGE 86 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

NOTE: EASEMENT AS PER VOL. 2147, PG. 453.

NOTE: AN ELECTRIC DISTRIBUTION AND TELECOMMUNICATIONS EASEMENT AS PER VOL. 12643, PG. 1972.

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48453C 0220 J
MAP REVISION: 01/22/2020
ZONE X
BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
RECORD BEARING: VOL. 103, PG. 86, T.C.P.R.

DRAWN BY: PR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

JAMES P. WALKOVIAK
PROFESSIONAL LAND SURVEYOR
NO. 5971

JOB NO. SA2025-01647
MAY 29, 2025

STATE OF TEXAS
REGISTERED
JAMES P. WALKOVIAK
5971
PROFESSIONAL
LAND SURVEYOR

TNT
TEXAS NATIONAL TITLE
A MOTHER LODE COMPANY
ROBYN ERWIN
512-337-0800

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FIRM NO. 10063700