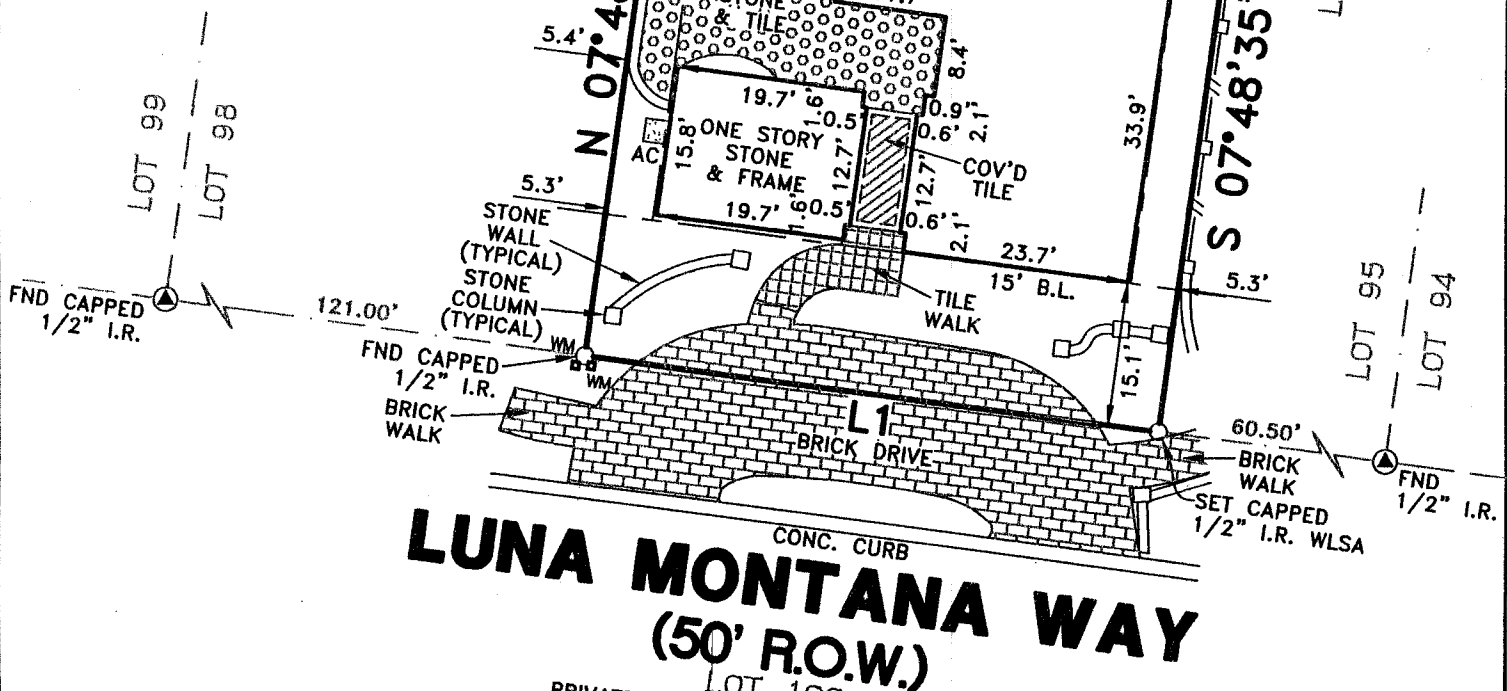


SCALE: 1" = 20'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 82°11'25" W	60.50'
L2	S 82°11'25" E	60.50'

BLOCK "A"



LUNA MONTANA WAY (50' R.O.W.)

LOT 100
PRIVATE STREET, DRAINAGE EASEMENT &
PUBLIC UTILITY EASEMENT

NOTES:

1) SUBJECT TO RESTRICTIVE COVENANTS BY DOC. NOS. 2004026540, 2004053529, 2004054128, 2005107955, 2005110584, 2005136906, 2005157699, 2005162732, 2007075650, 2008200357, 2009048189, 2009073786, 2010008428, 2010021155, 2010044552, 2011044600, 2011191969, 2012068817, 2013196159, 2013221578, 2014008502, 2014138273, 2014138274, 2014138278, 2016017339, 2016070394, 2016142363, 2017168795, T.C.O.P.R., AND DOC. NO. 200500185, T.C.P.R.

2) BUILDING LINES BY PLOT PLAN PROVIDED BY JIMMY JACOBS CUSTOM HOMES.

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

LEGEND

EM	ELECTRIC METER
GM	GAS METER
EB	ELECTRIC BOX
CB	CABLE BOX
CP	CABLE PEDESTAL
WM	WATER METER
---	WOOD FENCE
B.L.	BUILDING LINE
⊙	CONTROL MONUMENT

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. CTA-22-CTA1801562Rae

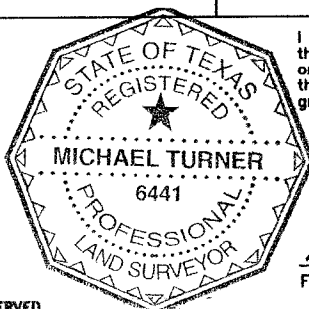
SURVEY OF
LOT 96, BLOCK "A", COMANCHE CANYON RANCH, SECTION ONE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOC. NO. 200500185, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

THIS TRACT IS LOCATED WITHIN FLOOD ZONE "X(UNSHADED)" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 481028 0240 J, REVISED JANUARY 06, 2016. FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

PURCHASER	MICHAEL R. HOFF AND CAROLIN L. HOFF, TRUSTEES	LENDER CO.	-
ADDRESS	12912 LUNA MONTANA WAY	TITLE CO.	CHICAGO TITLE OF TEXAS, LLC



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.

FIRM REGISTRATION NUMBER: 10110400

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FIELD WORK	06/27/18	CS	DRAFTED BY	06/29/18	JC	CHECKED BY	06/29/18	MT
REVISION	-	-	-	-	-	MAPSCO PAGE	-	JOB NO.
REVISION	-	-	-	-	-	462 S	-	24751 JJ