

SHAY WRIGHT  
TBD W REED PARK RD.,  
JONESTOWN, TEXAS

**LEGEND**

- These standard symbols will be found in the drawing.
- 1/2" Iron Rod Found
  - Culvert
  - Gate
  - Down Guy
  - Utility Pole
  - Overhead Utilities
  - Fence
  - Back of Curb
  - Edge of Asphalt

Scale: 1" = 30'

CPPK 20: PK Nail set in Asphalt  
N: 10,145,198.03  
E: 3,048,337.92  
Leveled Elev: 891.71'

CPPK 10: PK Nail set in Asphalt  
N: 10,145,006.61  
E: 3,048,270.03  
Leveled Elev: 918.83'

BM A: Cotton Spindle set in Utility Pole  
N: 10,144,972.25  
E: 3,048,282.91  
Leveled Elev: 920.99'

Unnamed Private Road

REED PARK ROAD (80' ROW)

4.525 Acre Tract  
Short Form Amended Plat "Las Lomas"  
Document No. 200200161  
Official Public Records  
Travis County, Texas

3.77 Acres  
3.783 Acre Tract  
Short Form Amended Plat "Las Lomas"  
Document No. 200200161  
Official Public Records  
Travis County, Texas

18.6624 Acre Tract  
Brett L. Robinson and Vera J. Robinson  
Document No. 2020066029  
Official Public Records  
Travis County, Texas

as described in Deed to  
Michael Anthony Miller and Treca Cleo Miller  
Document No. 2013056850  
Official Public Records  
Travis County, Texas

7.5' Building Setback (Plat)  
7.5' Public Utility Easement (Plat)

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Tree ID#	Tree Type	Trunk Diameter	Canopy Radius
2983	Cedar	10"	15'
2984	Cedar	20"	22'
2985	Cedar	20"	15'
2986	Cedar	10"	21'
2987	OAK	14"	15'
2988	OAK	18"	18'
2989	Cedar	10"	15'
2990	Cedar	11"	15'
2991	OAK	11"	12'
2992	OAK	26"	20'
2993	Cedar	14"	17'
2994	Cedar	10"	9'
2995	OAK	10"	15'
2996	OAK	10"	21'
2997	OAK	11"	12'
2998	OAK	11"	20'
2999	Cedar	11"	18'
3000	Cedar	12"	21'
3001	OAK	15"	28'
3002	OAK	25"	25'
3003	Cedar	19"	15'
3004	Cedar	11"	15'
3005	Cedar	11"	20'
3006	OAK	10"	12'
3007	OAK	13"	18'
3008	Cedar	28"	21'
3009	Cedar	13"	15'
3010	Cedar	11"	13'
3011	Cedar	10"	18'
3012	Cedar	18"	18'
3013	Cedar	13"	22'

**BOUNDARY, TOPOGRAPHIC, & TREE SURVEY OF 3.77 ACRES OF LAND, BEING ALL OF A (UNNUMBERED) "3.783 ACRE TRACT", SHORT FORM AMENDED PLAT "LAS LOMAS", ACCORDING TO PLAT RECORDED IN DOCUMENT NO. 200200161, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.**

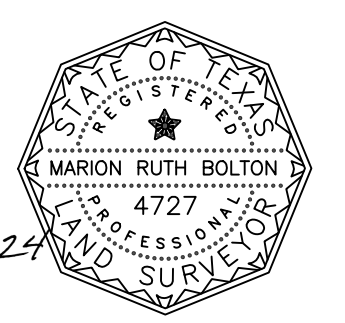
**COMMITMENT FOR TITLE INSURANCE**  
ISSUED BY: Patten Title Company  
ISSUED: August 7th, 2023  
G.F. NO. 9994-23-38955  
EFFECTIVE: July 30, 2023

1. Restrictive Covenants of record in Document No. 200200161, Official Public Records, Travis County, Texas.
- 10e. 20' Building Setback, along Road Right-of-Ways & Rear lot lines, per Plat; DOES AFFECT.
- 10f. 7.5' Building Setback, along Side lot lines, per Plat; DOES AFFECT.
- 10g. 7.5' Public Utility Easement, along Side & Rear lot lines, per Plat; DOES AFFECT.

- Survey Notes:**
1. Bearings Based on NAD83 Texas South Central Zone 4204; US Survey Feet.
  2. Surveyor has not investigated the existence of Design Guidelines or other unrecorded documents as may be promulgated by an Architectural Control Committee.
  3. According to the Flood Insurance Rate Map (FIRM) No. 48453C0205J, dated January 22, 2020, this property is located in Zone X: Areas determined to be outside the 0.2% annual chance floodplain.
  4. Tree location survey includes trees with 10" and larger trunk diameter only per client specification. Smaller trees not located or shown.

**CERTIFICATION:**  
THE UNDERSIGNED DOES HEREBY  
CERTIFY THAT THIS EXHIBIT REPRESENTS  
A SURVEY MADE ON THE GROUND ON  
MARCH 26, 2024, OF THE PROPERTY  
SHOWN HEREON:

*Marion Ruth Bolton*  
Marion Ruth Bolton,  
Registered Professional Land Surveyor No. 4727  
Job Number: 23-098



TBPLS FIRM NO. 101919-00  
419 BIG BEND  
CANYON LAKE, TEXAS 78133  
PHONE (830) 935-2457  
WWW.RICKMANLANDSURVEYING.COM