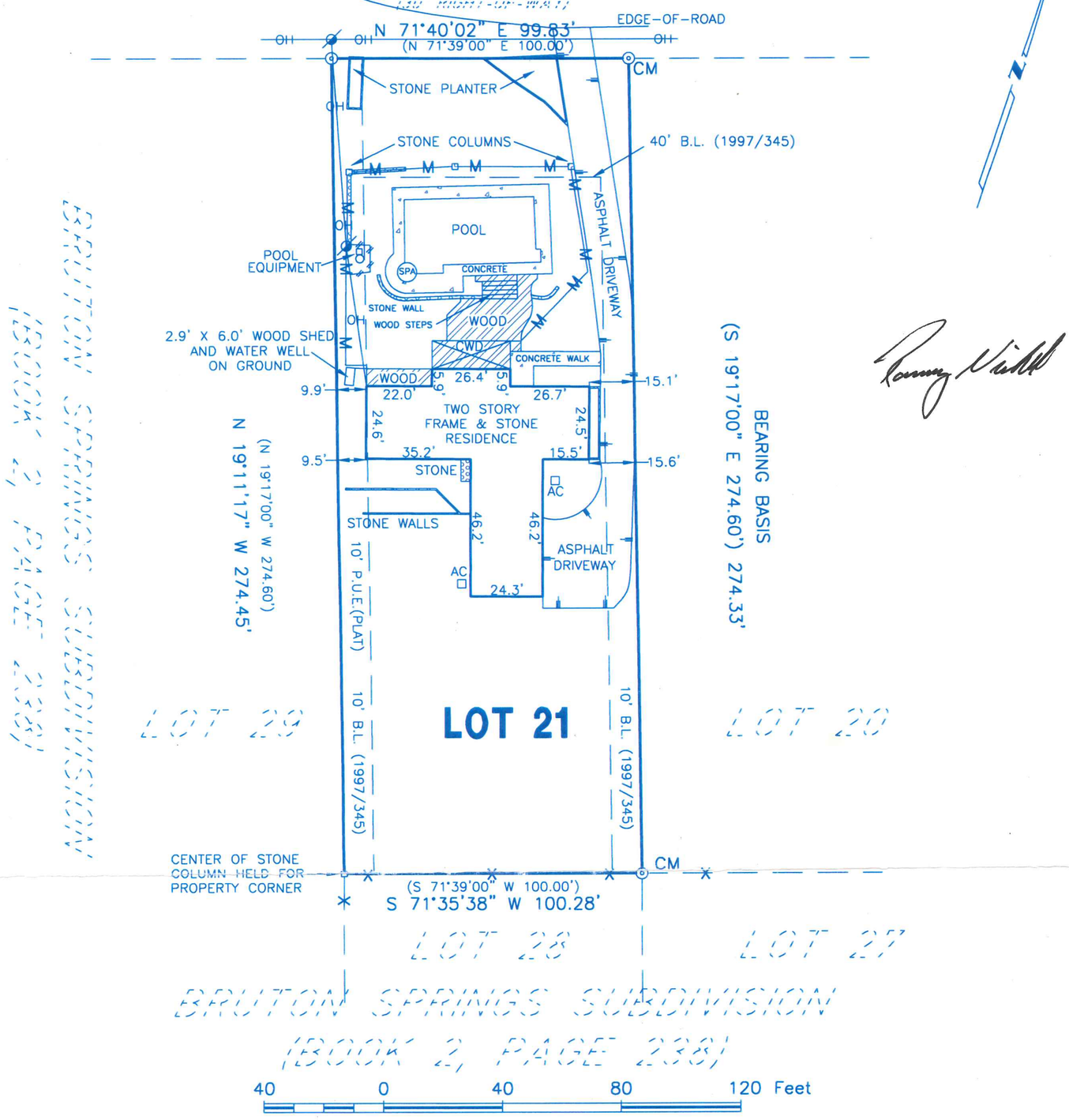
RIVER TERRACE

(80' RIGHT-OF-WAY)



YOUR DEDICATED TEAM OF REAL ESTATE PROFESSIONALS

LandAmerica
Commonwealth Title Of Austin

Diana G. Rangel
2785 Bee Caves Road, Ste. #331
Austin, Texas 78746
Phone (512) 708-1002
Fax (512) 708-1104

WACHOVIA BANK

Aaron Kerr
Fx (210) 706-6939

Notes:
(1) Subject to restrictions and easement rights as stated in: V.1410, P.1; V.1997, P.345; 4951, P.1528; and per plat in Vol. 6, Pg. 151, Plat records and corrected in V.1608, P.94 Deed Records.

SUBDIVISION PANORAMA RANCH SECTION ONE
LOT: 21 BLOCK: BOOK 6 PAGE 151 PLAT RECORDS
COUNTY: TRAVIS STATE OF TEXAS STREET ADDRESS 10906 RIVER TERRACE
CITY: AUSTIN REFERENCE NAME E.M. LAWRENCE & LANELLE LAWRENCE

B&G Surveying, Inc.
Victor M. Garza R.P.L.S.

Office 512*458-6969
Fax 512*458-9845

1404 West North Loop Blvd.
Austin, Texas 78756

STATE OF TEXAS REGISTERED MICHAEL J. LANCASTER 5529 PROFESSIONAL LAND SURVEYOR

THIS AREA **IS NOT** DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP **0290E** DATED **6-16-93**. IT IS REPRESENTED AS IN ZONE **X**. HOWEVER AT PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAIN ADMINISTRATOR.

TO THE LIENHOLDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED AND TO LANDAMERICA/COMMONWEALTH TITLE OF AUSTIN
COMMONWEALTH LAND TITLE INSURANCE COMPANY

I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION, OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS PREPARED IN ACCORDANCE TO THE TITLE COMMITMENT REFERENCED HEREON, AND THAT THERE ARE NO VISIBLE BOUNDARY LINE CONFLICTS, ENCROACHMENTS OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON.

DATE 5-31-07
TITLE CO LANDAM
G.F. # 2510002519
JOB # B0524107_TA
SCALE 1"= 40'

LEGEND

⊙	1/2" IRON PIPE FOUND
●	1/2" REBAR FOUND
○	1/2" REBAR SET
M	METAL FENCE
X	WIRE FENCE
B.L.	BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.D.E.	SURFACE DRAINAGE EASEMENT
( )	RECORD INFORMATION
●	POWER POLE
O.H.	OVERHEAD UTILITIES
CM	CONTROL MONUMENT
CWD	COVERED WOOD DECK

AW3_TBLK

FIELD WORK	JESUS	5-30-07
CALCULATIONS	JA	5-31-07
DRAFTING	AW3	5-31-07
FINAL CHECK	M.L.	5-31-07
CORRECTIONS	JOSE	5-31-07
UP DATE		