

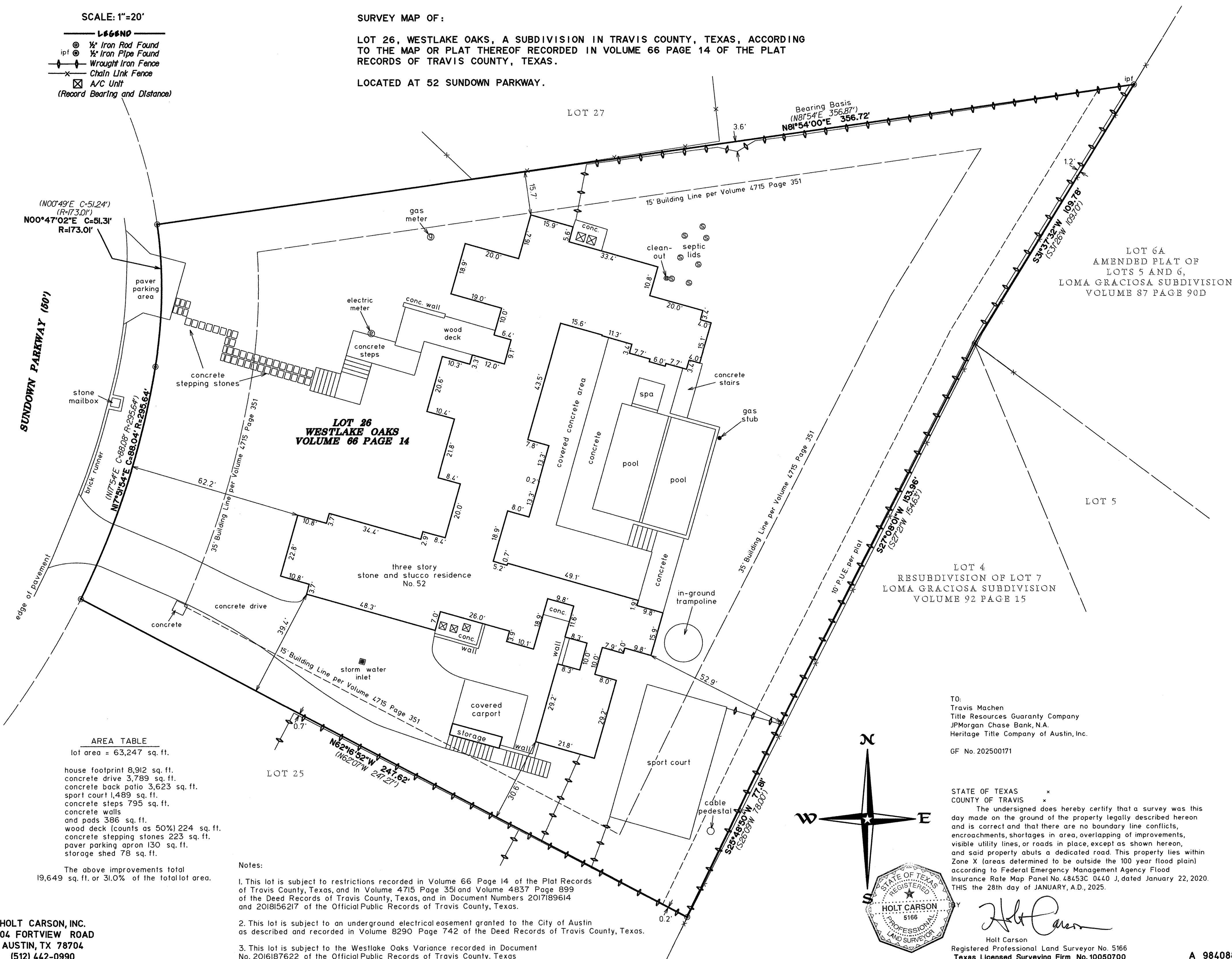
SCALE: 1"=20'

- LEGEND**
- ⊙ 1/2" Iron Rod Found
 - ipf ⊙ 1/2" Iron Pipe Found
 - Wrought Iron Fence
 - x— Chain Link Fence
 - ⊠ A/C Unit
 - (Record Bearing and Distance)

SURVEY MAP OF:

LOT 26, WESTLAKE OAKS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 66 PAGE 14 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

LOCATED AT 52 SUNDOWN PARKWAY.



AREA TABLE

lot area = 63,247 sq. ft.

house footprint 8,912 sq. ft.
 concrete drive 3,789 sq. ft.
 concrete back patio 3,623 sq. ft.
 sport court 1,489 sq. ft.
 concrete steps 795 sq. ft.
 concrete walls
 and pads 386 sq. ft.
 wood deck (counts as 50%) 224 sq. ft.
 concrete stepping stones 223 sq. ft.
 paver parking apron 130 sq. ft.
 storage shed 78 sq. ft.

The above improvements total
 19,649 sq. ft. or 31.0% of the total lot area.

Notes:

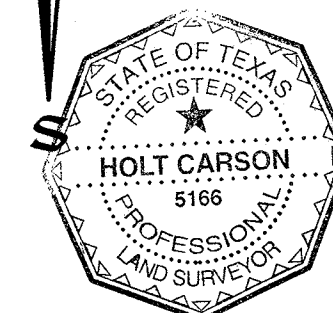
1. This lot is subject to restrictions recorded in Volume 66 Page 14 of the Plat Records of Travis County, Texas, and in Volume 4715 Page 351 and Volume 4837 Page 899 of the Deed Records of Travis County, Texas, and in Document Numbers 2017189614 and 2018156217 of the Official Public Records of Travis County, Texas.
2. This lot is subject to an underground electrical easement granted to the City of Austin as described and recorded in Volume 8290 Page 742 of the Deed Records of Travis County, Texas.
3. This lot is subject to the Westlake Oaks Variance recorded in Document No. 2016187622 of the Official Public Records of Travis County, Texas.

T0:
 Travis Machen
 Title Resources Guaranty Company
 JPMorgan Chase Bank, N.A.
 Heritage Title Company of Austin, Inc.

GF No. 202500171

STATE OF TEXAS *
 COUNTY OF TRAVIS *

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is correct and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property abuts a dedicated road. This property lies within Zone X (areas determined to be outside the 100 year flood plain) according to Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48453C 0440 J, dated January 22, 2020. THIS the 28th day of JANUARY, A.D., 2025.



Holt Carson
 Registered Professional Land Surveyor No. 5166
 Texas Licensed Surveying Firm No. 10050700

A 984088

HOLT CARSON, INC.
 1904 FORTVIEW ROAD
 AUSTIN, TX 78704
 (512) 442-0990