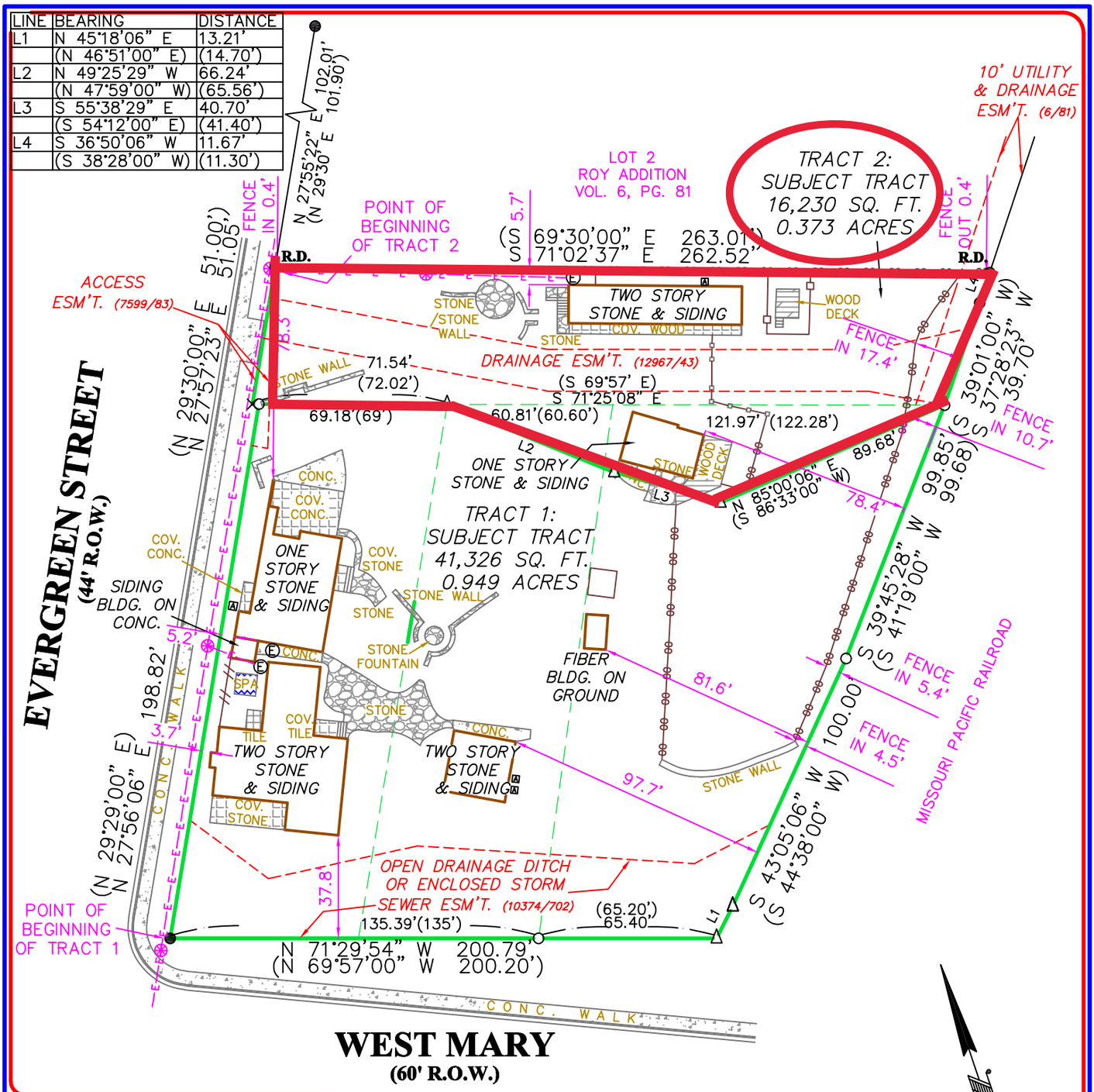
LINE	BEARING	DISTANCE
L1	N 45°18'06" E	13.21'
	(N 46°51'00" E)	(14.70')
L2	N 49°25'29" W	66.24'
	(N 47°59'00" W)	(65.56')
L3	S 55°38'29" E	40.70'
	(S 54°12'00" E)	(41.40')
L4	S 36°50'06" W	11.67'
	(S 38°28'00" W)	(11.30')



FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48453C, Panel No. 0585 H, which is Dated 09/26/2008. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at https://msc.fema.gov/portal.

NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.
NOTE:
Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, Central Zone, Grid.

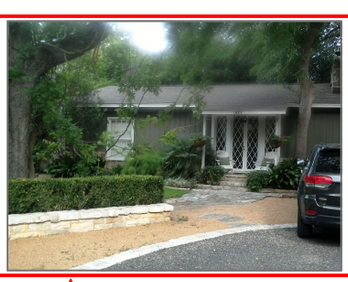
NOTE:
AMENDED ON THIS DATE 07/31/2020 UPDATED TITLE INFORMATION.
NOTE:
AMENDED ON THIS DATE 07/23/2020 UPDATED OWNER NAME AND UPDATED WITH ACCESS EASEMENT.

SCALE: 1"=50'

THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:

_____

_____



Property Address:

1803 EVERGREEN

Property Description:

TRACT 1: LOT 1, LOT 2, LOT 3, OUT OF THE ERNEST R. HARDIN SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 17, PAGE 8, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

TRACT 2: LOT 3, OUT OF THE ROY ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 6, PAGE 81, PLAT RECORDS, TRAVIS COUNTY, TEXAS

Prepared For:

HELSINKI PARTNERS LLC., A DELAWARE LIMITED LIABILITY COMPANY

FIRM REGISTRATION NO. 10111700

Westar Alamo

LAND SURVEYORS, LLC.

P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND

- △ = CALCULATED POINT
- ● = FND 1/2" IRON ROD
- ( ) = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- R.D. = RECORD DIGNITY MONUMENT
- ○ = SET 1/2" IRON ROD
- Ⓔ = ELECTRIC METER
- ✕ = SET "X" ON CONCRETE
- ⊛ = POWER POLE
- —E— = OVERHEAD ELECTRIC
- —//— = WOOD FENCE
- —⊗⊗— = CHAIN LINK FENCE
- —□—□— = METAL FENCE
- [A] = A/C PAD

STATE OF TEXAS REGISTERED DAVID L. ELZY 4675 PROFESSIONAL LAND SURVEYOR

I, DAVID L. ELZY, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

DAVID L. ELZY
Registered Professional Land Surveyor
Texas Registration No. 4675

G.F. NO.	CTA-21-CTA2002553SO	JOB NO.	98766	TITLE COMPANY: CHICAGO TITLE	DATE: 07/07/2020	DRAWN BY: JA