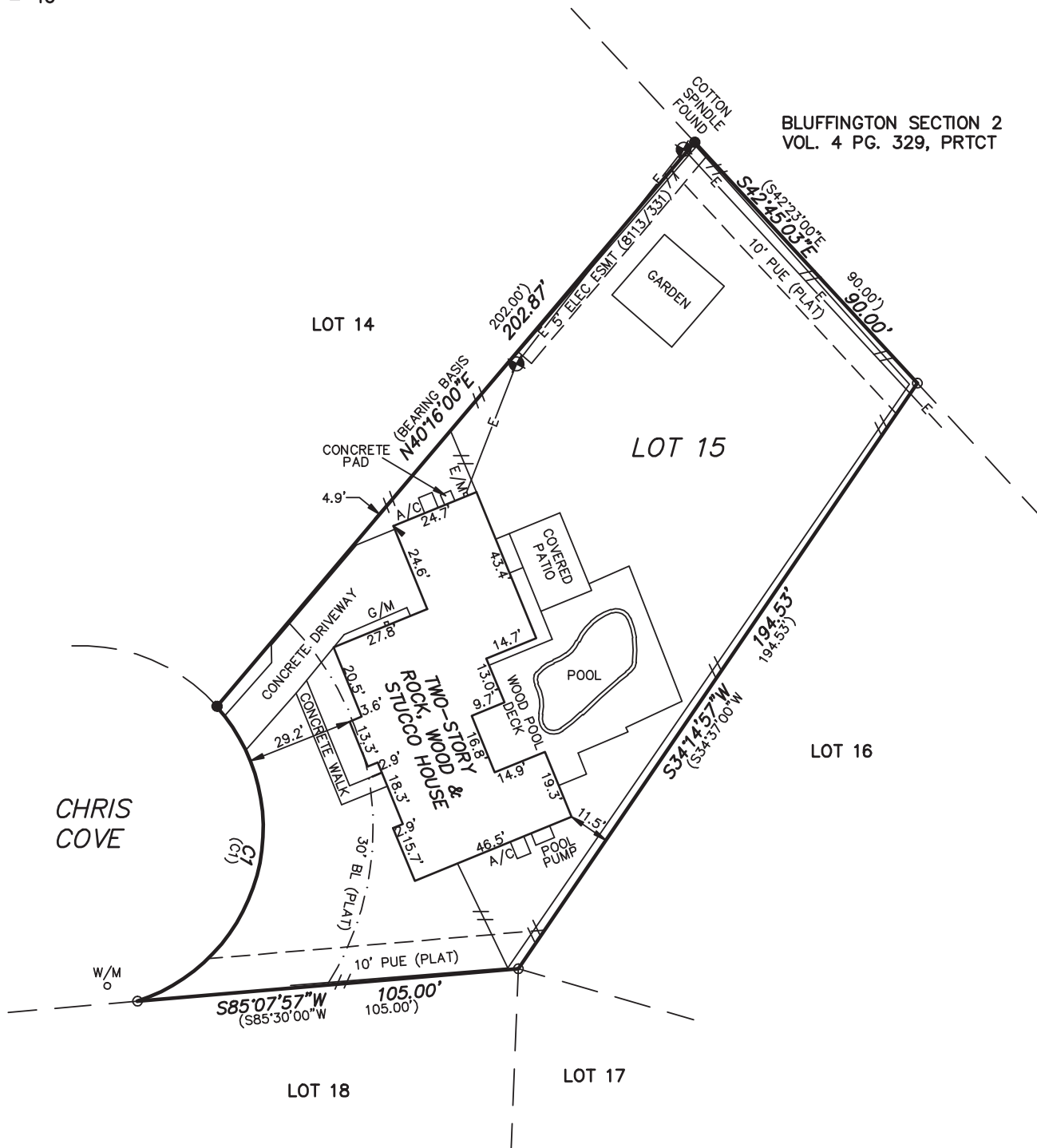


SCALE
 1" = 40'

BLUFFINGTON SECTION 2
 VOL. 4 PG. 329, PRCTCT



LEGEND

- = IRON ROD FOUND
- = IRON ROD SET
- () = RECORD PER PLAT
- /— = WOOD FENCE
- PUE = PUBLIC UTILITY EASEMENT
- BL = BUILDING LINE
- W/M = WATER METER
- A/C = AIR CONDITIONER
- G/M = GAS METER
- E/M = ELECTRIC METER
- ⚡ = POWER POLE

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	99.55	50.00	83.90	N15°07'12"E
(C1)	100.01	50.00	84.15	S16°34'00"E

RESTRICTIVE COVENANTS OF RECORD AS ITEMIZED HEREIN: THOSE RECORDED IN VOLUME 79, PAGE 1, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

ADDRESS: 3 CHRIS COVE, ROLLINGWOOD, TEXAS

LEGAL DESCRIPTION: LOT 15, ROLLINGWOOD PARK ESTATES, SECTION TWO, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 79, PAGE 1, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

CERTIFICATION

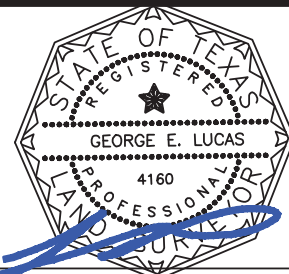
THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

BUYER: STEPHEN ELWELL AND MEGHAN ELWELL
TITLE CO: AUSTIN TITLE COMPANY
G.F.#: AUT16008625PB EFF: JULY 25, 2016

LENDER: CAPITAL ONE, N.A.

PLAN No.: 2016-1445

SURVEY DATE: AUGUST 17, 2016



GEORGE E. LUCAS R.P.L.S. 4160