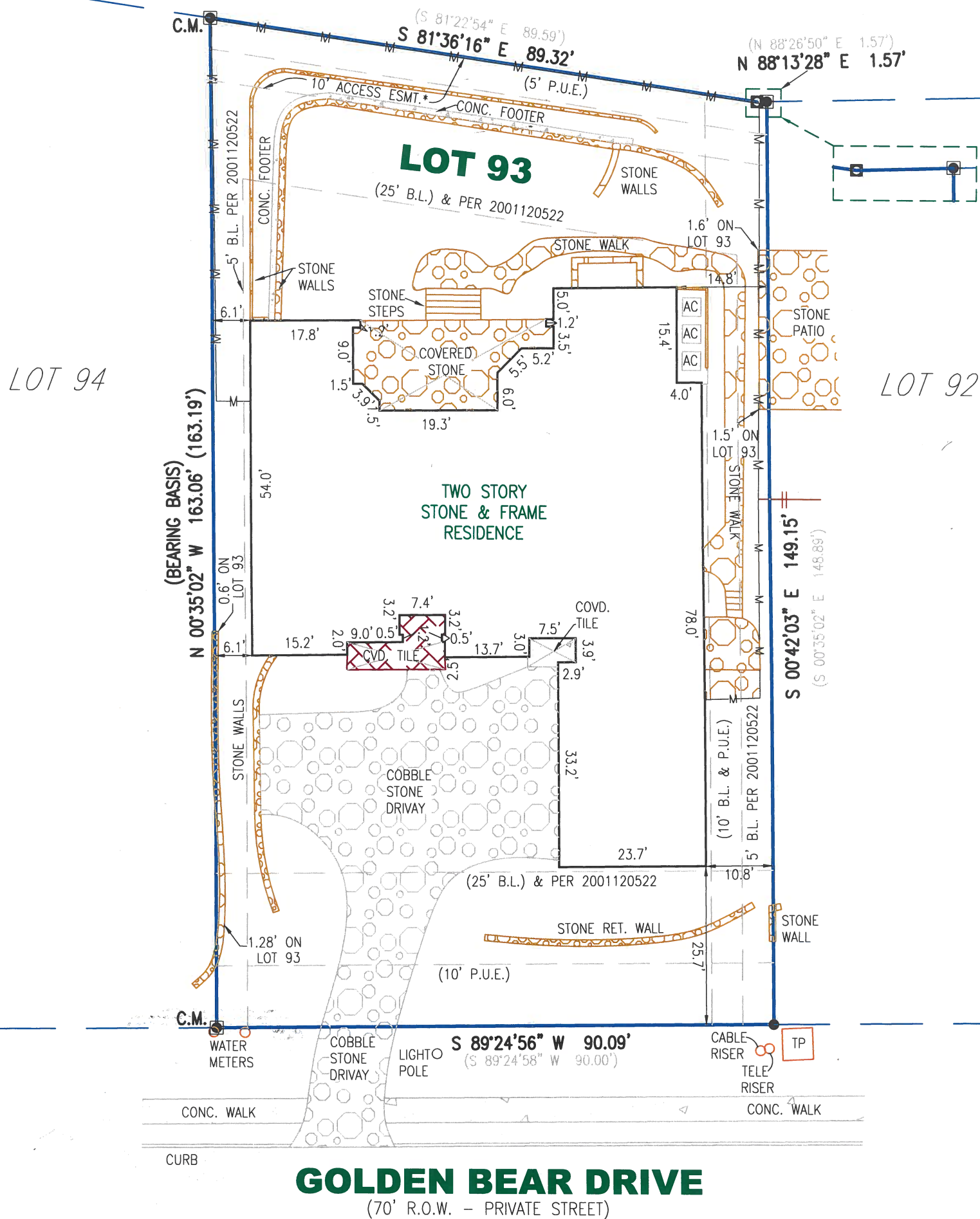


LOT 52
GOLF COURSE & DRAINAGE EASEMENT
DOC. No. 200200092



LEGEND

- | | |
|---|-------------------------|
|  | 1/2" REBAR FOUND |
|  | 1/2" CAPPED REBAR SET |
|  | 1/2" IRON PIPE FOUND |
|  | 60D NAIL FOUND |
|  | 60D NAIL SET |
|  | CAPPED REBAR FOUND |
|  | "X" SET IN CONCRETE |
|  | "X" FOUND IN CONCRETE |
|  | COTTON SPINDLE FOUND |
|  | PUNCH HOLE FOUND |
|  | BREAK IN SCALE |
|  | CHAIN LINK FENCE |
|  | WOOD FENCE |
|  | METAL FENCE |
| B.L. | BUILDING LINE |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| D.E. | DRAINAGE EASEMENT |
| () | PER PLAT |
| C.M. | CONTROL MONUMENT |
| R.O.W. | RIGHT OF WAY |
| OH | OVERHEAD UTILITY LINE |
|  | POWER POLE |
|  | AIR CONDITIONER |
|  | TRANSFORMER PAD |

Notes:

1) Subject to restrictions and easement rights recorded in Document Nos. 200000274, and 200200293, Plat Records, and in/under Document Nos. 2000080983, 2001096568, 2001120522, 2002024423, 2002024424, 2002085694, 2006229354, 2010186046, 2013046900, 2016190092, 2017009748, 2017009749, 2017046112, 2019055335, 2019150394, 2020104212, 2020118605, 2021071307, 2021195724, 2021264327, 2021264328, 2021264329, 2021276068, 2022146568, 2023117369, 2023117379, and 2025002165, Real Property Records, Travis County, Texas.

2) Subject to Right-of-Way Easements per Doc. Nos. 2000129826 and Doc. No. 2000143510, Real Property Records.

3) Subject to Mutual Easements Agreement per Doc. No. 2000143509 and Doc. No. 2000143510.

4) * = Per 2001096568

4) * = Per 2001096568



TO THE LIENHOLDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED AND TO

McNIGHT TITLE 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 WITH 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. BUILDING DIMENSIONS ARE APPROXIMATE.

STREET ADDRESS: 224 GOLDEN BEAR DRIVE CITY: LAKEWAY COUNTY: TRAVIS STATE OF TEXAS
LOT: 93 SUBDIVISION: AMENDED PLAT OF FLINTROCK AT HURST CREEK, PHASE 2 DOC. No. : 200200293 OFFICIAL PUBLIC RECORDS
REFERENCE NAME: JACQUELINE MILLER C.F. #. DT 2657 06

VIPO **REVISED** 06/08/2026

G.F. #: DT-2657-CS



B & G SURVEYING, LLC

FIRM REGISTRATION NO. 100363-00

WWW.BANDGSURVEY.COM

1404 West North Loop Blvd.

Austin, Texas 78756 – Office 512*458-6969

JOB #: B0506426_TLV
DATE: 05/28/2026
SCALE: 1" = 20'

FIELD WORK BY	JAVIER	05/27/2026
CALC'D BY	GF	05/28/2026
DRAFTED BY	VIPO	05/28/2026
CHECKED BY	VG/ML	05/28/2026