

RESTRICTIONS

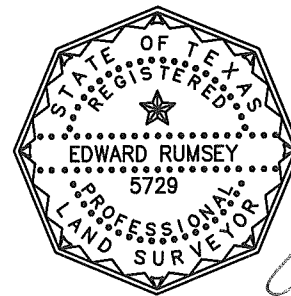
- RESTRICTIONS:  
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE, EASEMENTS AND/OR BOUNDARY LINE AGREEMENTS, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. ONLY THOSE SETBACK LINES, EASEMENTS, BOUNDARY LINES AND INTERESTS WHICH ARE REPRESENTED ON THE PARENT SUBDIVISION PLAT, WHICH IS REFERENCED HEREON, ARE PLOTTED ON THIS SURVEY, NO DOCUMENTS OTHER THAN THOSE CITED ON THIS SURVEY HAVE BEEN EXAMINED.

LEGAL DESCRIPTION

BEING THE NORTH HALF OF LOT 81, AN UNRECORDED SUBDIVISION OUT OF SUNRISE ACRES REPLAT, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 5, PAGES 323-326, PLAT RECORDS OF HAYS COUNTY, TEXAS.

\*\*\*NOTICE\*\*\*

BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY THE OWNER SHOULD CHECK THE LOCAL GOVERNING AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER BUILDING REQUIREMENTS.



TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON CERTIFIED ONLY TO BUILDING LINES AND EASEMENTS AS PER PLAT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

LEGEND

- 1/2" ROD SET
- 1/2" ROD FOUND
- CALCULATED POINT
- WIRE FENCE
- WOOD FENCE
- RECORD INFORMATION
- WATER METER
- AIR CONDITIONER
- UTILITY POLE
- DOWN GUY
- OVERHEAD UTILITY LINE(S)
- INSIDE OF SUBJECT BOUNDARY
- OUTSIDE OF SUBJECT BOUNDARY
- POINT OF BEGINNING
- 60D NAIL SET FOR POINT ON LINE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 44°33'15" E	72.61'
(L1)	(N 44°30'00" E)	(72.50')
L2	N 44°33'15" E	72.51'
(L2)	(N 44°30'00" E)	(72.50')
L3	N 44°16'41" E	35.32'
(L3)	(N 44°30'00" E)	(35.36')
L4	S 44°45'31" W	149.30'
(L4)	(S 44°44'00" W)	(149.24')
L5	S 44°45'31" W	149.29'
(L5)	(S 44°44'00" W)	(149.24')

**ALLSTAR**  
Land Surveying  
9020 ANDERSON MILL RD  
AUSTIN, TEXAS 78729  
(512) 249-8149 PHONE  
(512) 331-5217 FAX  
TBPLS FIRM NO. 10135000

F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "A" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48209C0290F PANEL: 0290F  
DATED: SEPTEMBER 2, 2005  
THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

ADDRESS

ROGELIO SANCHEZ DIEGO AND  
MANUEL SANCHEZ DIEGO  
105 SUNRISE DRIVE  
KYLE, HAYS COUNTY, TEXAS

SURVEY DATE:	FEBRUARY 01, 2017	FIELD BY:	JONATHAN MOHR	01/20/2017
TITLE CO.:	-	CALC. BY:	CHRIS ZOTTER	01/23/2017
G.F. NO.:	-	DRAWN BY:	SEAN SUTTON	01/23/2017
JOB NO.:	A0107517	RPLS CHECK:	EDWARD RUMSEY	02/01/2017