

**ALL STAR Land Surveying**

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**NICHOLAS MATZORKIS AND SUSAN MATZORKIS**  
2600 SCENIC DRIVE  
0.847 OF AN ACRE OUT OF THE DANIEL J. GILBERT 1/3 LEAGUE, SURVEY No. 8, BEING ALL OF LOT 7, SCENIC COVE OF VOL. 80, PG. 312 WITH THE REMAINING PORTION OF LOT 39, TARRYTOWN RIVER OAKS SECTION TWO OF VOL. 6, PG. 135 AND THOSE TWO PORTIONS OF SCENIC DRIVE ADJACENT TO THE FOREGOING DESCRIBED TRACTS VACATED BY THE CITY OF AUSTIN IN VOL. 7875, PG. 603 & VOL. 8058, PG. 791 AUSTIN, TRAVIS CO., TEXAS BEING FUTHUR DESCRIBED BY EXHIBIT "A"

SURVEY DATE: 11/17/2003  
Title Co.: First American  
O.F. # TX03-29388-AU25  
JOB No. A1106003

FIELD BOOK	FB4	11/16
FIELD WORK	ER/AM	11/16
DRAFTING	ER/SB	11/17
FINAL CHECK	ER	11/17
UP DATE	NA	-

radius = 160.71'  
arc = 111.58'  
CH = S 01°57'09" W, 109.35'  
(S 01°57'09" W, 109.36')

**SCENIC DRIVE**

(R.O.W. width varies)  
(Vol. 7088, Pg. 1899 as per Plat)

radius = 206.42'  
arc = 72.11'  
CH = S 08°10'31" E, 71.75'  
(S 08°10'31" E, 71.75')

**LEGEND**

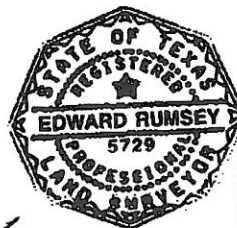
- X' SCRIBE IN CONC.
- 1/2" IRON PIPE FOUND
- 1/2" REBAR FOUND
- 1/2" REBAR SRT
- METAL PIPES
- WOOD FENCE
- BUILDING LINE
- PUE PUBLIC UTILITY BSMT
- DR DRAINAGE BSMT
- SSE SANITARY SEWER BSMT
- ( ) RECORD INFORMATION
- POWER POLE
- OVERHEAD UTILITIES
- WATER MKTR

**FLOOD NOTE:**

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN, AND HAS A ZONE AE RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS  
F.I.R.M. MAP No. 48453C 0205B  
PANEL: 0205B  
DATED: 6-16-93  
This certification is for insurance purposes only and is not a guarantee that this property will or will not flood. Contact your local floodplain administrator for the current status of this tract.

**RESTRICTIONS:**

- Subject to Restrictions in Vol. 1401, Pg. 162, Vol. 8474, Pg. 941 and as per plat Vol. 6, Pg. 135 & Vol. 80, Pg. 312.
- Subject to PUE & DR retained across portions of property vacated by the City of Austin in Vol. R215, Pg. 548, Vol. R390, Pg. R3 & Vol. R460, Pg. 508.
- Subject to boat dock easement together with the rights contained therein in Vol. R064, Pg. 332.
- Subject to 100 year flood plain, shoreline and limits of the easement containing the 25 year flood plain easement as per plat Vol. 80, Pg. 312.
- Subject to Overflow easement as per plat Vol. 80, Pg. 312.
- Subject to 10' SSE overlying Lot 79 as per plat Vol. 6, Pg. 135.
- Subject to Building lines as per plat, Vol. 6, Pg. 135 & Vol. 80, Pg. 312.



*Edward Rumsey*  
TO THE LIENHOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO

**FIRST AMERICAN TITLE COMPANY**

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 herein and that there are no boundary line conflicts, encroachments overlapping of improvements, or roads in place, except as shown hereon, and certify only to the legal description and easements shown on the referenced title commitment.