

ISLAND KNOLL DRIVE  
(30' R.O.M.)  
(PRIVATE STREET)

ISLAND ON WESTLAKE  
BK. 94, PDR. 358-361

LOT 5  
BLOCK A

WILLIAM MICHAEL LONG  
AND BETTY M. LONG,  
HUSBAND AND WIFE  
VOL. 12704, PG. 1359

ROCK &  
CONCRETE  
WALL

ROCK  
RETAINING  
WALL

LOT 4

JAY S. WATSON AND DANAI G. WATSON,  
HUSBAND AND WIFE  
DOC. NO. 200816182

CITY OF AUSTIN  
10' WIDE  
ELECTRIC UTILITY  
EASEMENT  
VOL. 12333, PG. 337

METAL  
TOP  
OF WALL  
(APPROX)

Lake Austin



**SURVEYOR'S CERTIFICATE:**

The undersigned hereby certifies to Gregory M. Alton and Sheila M. Alton (the "Borrower"), and LandAmerica Austin Title Company (the "Title Company"), that to the best of my knowledge and belief this is a true and correct representation of a survey of the above-described real property and is limited in nature of record reflecting this fact as identified by the title encumbrances shown hereon, and that on the ground there are no apparent or visible discrepancies, no apparent or visible deed file conflicts, no apparent or visible encroachment of improvements, no apparent or visible utility easements, and no apparent or visible roadways, except as shown hereon; and that said property occupies a dedicated roadway, except as shown hereon.

SURVEYED BY: McGRAY & McGRAY LAND SURVEYORS, INC.  
3301 HANCOCK DRIVE, SUITE 4  
AUSTIN, TEXAS 78721 (512) 451-8591

*Gregory M. Alton*  
Core Legend, Reg. Prof. Land Surveyor No. 5623 Date

Note: This copy of this plan is not valid unless an original signature through an original seal appears on its face.

- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS NOTED)
  - ELECTRIC MANHOLE
  - ELECTRIC PULL BOX
  - OVERHEAD UTILITY LINE
  - ◆ FIRE HYDRANT
  - WATER VALVE
  - WATER METER
  - IRRIGATION VALVE
  - WASTEWATER MANHOLE
  - WASTEWATER CLEANOUT
  - I DRAINAGE INLET
  - TV PEDENTAL
  - PFC HOUSING

**NOTES:**

1. Volume 12682, Page 130 and Volume 12706, Page 864 provides ingress and egress to the Boat Dock adjacent to Lot 4
2. Volume 12682, Page 140 and Volume 12706, Page 864 provides ingress and egress to the Marine adjacent to Lot CA-2
3. Volume 12706, Page 864 amends the building setback lines set out in Volume 12333, Page 716
4. This tract is subject to an overflow easement in Volume 274, Page 577.
5. This tract is subject to the terms, conditions and stipulations in Volume 12404, Page 594.

FLOOD PLAIN NOTE (FOR INSURANCE PURPOSES ONLY; NOT FOR CONSTRUCTION, PERMITTING, OR OTHER USES; AN ENGINEER MUST BE CONSULTED FOR THE ACTUAL LOCATION OF THE FLOOD PLAIN): A portion of this tract is within Zone AE, an identified (shaded) special flood hazard area (including the 100-year flood), as identified by the Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Rate Map for Travis County, Texas, and incorporated Austin Map No. 4443XCD03 B dated June 16, 1993.

The above statement is for information only and this surveyor assumes no liability for the correctness of the cited map(s). In addition, the above statement does not represent this surveyor's opinion of the probability of flooding. Registered Professional Land Surveyors in Texas are not licensed to determine flood areas.

RECORD DATE: MAY 4, 2008

TITLE SURVEY OF LOT 5, BLOCK A  
ISLAND ON WESTLAKE  
3301 ISLAND KNOLL DRIVE  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

SURVEYED BY:

McGRAY & McGRAY  
LAND SURVEYORS, INC.  
3301 HANCOCK DRIVE #8  
AUSTIN, TEXAS 78721  
(512) 451-8591

SHEET 1 OF 1

PROJECT NUMBER: 08-04	PARTY CHECK: J. ZIE	DATE: 5/06/2008	TECH: D. LONG	DATE: 5-20
FIELD BOOKS: 841/35-47		DRAWING: 16/SR08PDR/08-1780ay/08y/1508 08095.dwg		

**LINE TABLE**

NO.	BEARING	DISTANCE
L1	N64°15'0"E	17.32'
(L1)	(N64°07'16"E)	(17.24')
L2	S20°44'28"W	17.32'
(L2)	(S12°09'10"W)	(17.82')

**CURVE TABLE**

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
C1	56.00'	89°46'40"	77.36'	44.88'	89.87'	N20°24'32"E
(C1)	(56.00')	(89°50'10")	(77.87')	(44.14')	(90.00')	(N20°29'32"E)