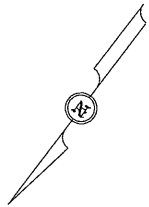


SCALE: 1"=40'



WAGON GAP ADDITION
BOOK 78, PAGE 111
LOT A

LEGEND

- U — UTILITY LINE
- ⊖ ME ELECTRIC MANHOLE
- IRON ROD FND.
- CALCULATED POINT
- ⊙ UTILITY POLE
- ⊖ GUY ANCHOR
- B.L. BUILDING LINE
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.A.E. PRIVATE ACCESS EASEMENT

LOT 4

(S 30°23'17"W 214.78')
(S 30°21'43"W 214.78')

30' B.L., PLAT

25' B.L., PLAT

LOT 1

**LOT 2
VACANT**

1.799 ACRES
(CALLED 1.801 ACRES)

25' B.L., PLAT

(N 36°51'11"W 382.30')
(N 36°51'11"W 382.35')
BEARING BASIS

*** IMPORTANT NOTICE ***

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DEPICTS ONLY THOSE BOUNDARIES, EASEMENTS AND BUILDING LINES SHOWN ON THE RECORDED PLAT. BOUNDARY AMENDMENTS, ADDITIONAL EASEMENTS AND SETBACKS MAY AFFECT LOT 2.

SURVEYOR'S NOTES

- () DENOTES RECORD INFORMATION
 - [1] BUILDING LINE PER CITY OF WEST LAKE HILLS CURRENT ZONING ORDINANCE.
- THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.
- ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

LINE TABLE

- (L1)
N 47°59'13"W 19.65'
(N49°15'00"W 20.18')
- (L2)
S 48°59'35"E 18.19'
(S49°15'00"E 18.31')

CURVE TABLE

- (1)
C=N28°37'47"E 30.35'
A=30.48' R=93.11'
(C=N29°33'28"E 30.58')
(A=30.72')

LOT No.	2	BLOCK	"-"	SUBDIVISION / ADDITION	LOS RINCONES
SECTION	-	PHASE	-	Book 92	Page(s) 158-159 Cabinet PLAT RECORDS
	TRAVIS	COUNTY, TEXAS		Volume -	Slide -
CITY	WEST LAKE HILLS			Document No. -	Official Public Records of - County, Texas
				Reference:	-



Roger L. Way

(N 58°51'43"E 204.32')
(N 58°56'12"E 204.27')

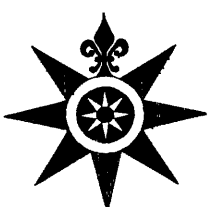
LOT 3

(N 78°25'13"W 99.79')
(N 78°30'32"W 99.91')

(S 78°14'02"E)
(S 78°25'13"E)
(S 78°14'02"E)
(S 78°25'13"E)
(S 78°14'02"E)
(S 78°25'13"E)

LOT 14

**1906 YAUPON
VALLEY ROAD**
(P.A.E. & P.U.E.)
(30' R.O.W.)



ALL POINTS SURVEYING

1714 FORTVIEW ROAD - SUITE 200
AUSTIN TX. 78704

TELE.: (512) 440-0071 - FAX: (512) 440-0199

FIRM REGISTRATION # 10118900

By:	Date:
FIELD WORK WW	09-30-16
DRAFTING SCN	

SURVEY DATE: 10-04-16
Job No. 10B08016
SCALE: 1"=40'

