



KATHERINE LORING AND BRIAN LORING
 CALLED 0.398 ACRES
 PORTION OF LOT 99 AND ALL OF LOT 100 & 101.
 DOC. NO. 2022070411

(BEARING BASIS)
 S 60°16'00" E 163.57' (163.34)
 C.M. TO C.M.

TOWNES LANE
 (50' R.O.W.)

KEATING LANE
 (50' R.O.W.)

- LEGEND**
- 1/2" REBAR FOUND
 - ◻ 1/2" CAPPED REBAR SET
 - ⊙ 1/2" IRON PIPE FOUND
 - BREAK IN SCALE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - M— METAL FENCE
 - X— WIRE FENCE
 - I.C.V. IRRIGATION CONTROL VALVE
 - B.L. BUILDING LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - () PER PLAT IN 4/88
 - [] PER DOCUMENT 2012050437
 - < > CALCULATED FROM DATA RECORD
 - C.M. CONTROL MONUMENT
 - R.O.W. RIGHT OF WAY
 - OH OVERHEAD UTILITY LINE
 - ⚡ POWER POLE
 - AC AIR CONDITIONER
 - TP TRANSFORMER PAD

[Signature]
 TO THE LIENHOLDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED.



IMPORTANT NOTICE
 This Survey was prepared without the benefit of a title commitment. There may be additional setback lines, easements and interests which are relevant to this property and unknown to B & G SURVEYING, LLC. Building dimensions are approximate.

STREET ADDRESS: 2315 TOWNES LANE CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS
 LEGAL DESCRIPTION:
 LOTS 97 & 98 OF TARRY TOWN NO. 6, RECORDED IN VOL. 4, PG. 88, PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND THAT PORTION OF LOT 99 CALLED 0.07 ACRE IN THE GENERAL WARRANTY DEED TO DAVID AND DEALEY HERNDON IN DOCUMENT NUMBER 2012050437 OF THE OFFICAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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 #: B1000422_TA
 DATE: 10/11/2022
 SCALE: 1" = 30'

FIELD WORK BY	CHRIS	10/06/2022
CALC'D BY	JOSE	10/06/2022
DRAFTED BY	VIPO	10/11/2022
CHECKED BY	VG/ML	10/11/2022

NOTE:
 PER PLAT NOTE, AN EASEMENT OF 3 FEET IS RESERVED ON ALL SIDE PROPERTY LINES FOR A DISTANCE OF 25 FEET FROM THE REAR PROPERTY LINE FOR UTILITY GUY WIRES.