

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE **X** of the Flood Insurance Rate Map, Community Panel No. **48453C 0435 J** effective date of **JAN. 6, 2016**. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property **IS NOT** in a Special Flood Hazard Area.

**LEGEND**

- These standard symbols will be found in the drawing.
- PROPERTY CORNER
  - FOUND 5/8" STEEL REBAR
  - ⊙ ANTENNA
  - ⊗ TELEPHONE PEDESTAL
  - ⊕ POWER POLE
  - ⊕ GUY ANCHOR
  - ⊕ WATER METER
  - ⊕ ELECTRIC BOX
  - ⊕ ELECTRIC MANHOLE
  - ⊕ ELECTRIC TRANSFORMER
  - ⊕ AIR CONDITIONER
  - EASEMENT LINE
  - BUILDING SETBACK LINE
  - CHAIN LINK FENCE
  - WOOD FENCE
  - IRON FENCE
  - OHE OVERHEAD ELECTRIC
  - E UNDERGROUND ELECTRIC
  - (N 00°00'00" E 0.00')
  - RECORD BEARING & DISTANCE



WARRANTY DEED  
ADA OAKLEY McELHENNEY  
TO  
DONALD COUNTS and  
KATHRYN O'CONNOR COUNTS  
TRACT 1: CALLED 1.72 ACRES  
VOLUME 6478, PAGE 920  
DEED RECORDS,  
TRAVIS COUNTY, TEXAS  
FEB. 26, 1979

VOLUME 7603, PAGE 938  
DEED RECORDS,  
TRAVIS COUNTY, TEXAS  
OCT. 19, 1981

3925 WEST LAKE DRIVE

CORRECTION DEED  
DAVID J. KNAPP and wife,  
TRACY L. KNAPP  
TO  
DONALD COUNTS and  
KATHRYN O'CONNOR COUNTS  
CALLED 1.039 ACRES  
INSTRUMENT NO. 2007022074  
OFFICIAL PUBLIC RECORDS,  
TRAVIS COUNTY, TEXAS  
FEB. 6, 2007

3919 WEST LAKE DRIVE

3919 & 3925 WEST LAKE DRIVE  
(VARIABLE WIDTH RIGHT-OF-WAY - 40' MIN.)

45253 Sq. Feet  
1.039 Acres

LAKE SHORE ADDITION  
VOLUME 85, PAGE 30  
MAP RECORDS, TRAVIS COUNTY, TEXAS

NOTE:  
THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.

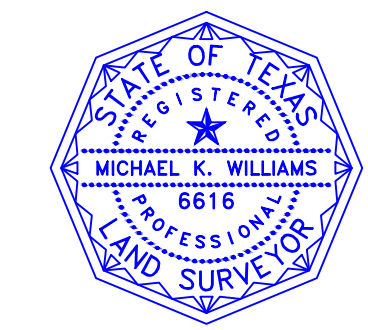
BASIS OF BEARING IS BASED ON SUBDIVISION PLAT RECORDED IN VOLUME 85, PAGE 164C&D AND 165A-C, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

THE PROPERTY DESCRIBED HEREON MAY OR MAY NOT BE IN COMPLIANCE WITH CITY, COUNTY OR STATE SUBDIVISION ORDINANCES.

**SURVEYOR'S CERTIFICATE**

THE ABOVE PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN MAY, 2017 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Michael K. Williams*  
10/04/2019  
URBAN SURVEYING, INC.  
BY: MICHAEL K. WILLIAMS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS NO. 6616



2004 N. COMMERCE ST. VICTORIA, TEXAS 77901  
PHONE: (361) 578-9837 FAX: (361) 576-9924 FIRM # 10021100

104 E. FRENCH ST. CUERO, TEXAS 77954  
PHONE: (361) 277-9061 FAX: (361) 277-9063 FIRM # 10021101

12675 SILICON DRIVE SAN ANTONIO, TEXAS 78249  
PHONE: (210) 267-8654 FAX: (210) 267-8704 FIRM # 10193843

**IMPROVEMENT SURVEY**

PROJECT:  
DESCRIPTION:  
BEING A 1.039 ACRE TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, OUT OF LOTS 104 & 105 OF THE LAKE SHORE ADDITION ACCORDING TO THE ESTABLISHED MAP OR PLAT THEREOF AS RECORDED IN VOLUME 3, PAGE 30 OF THE MAP RECORDS, TRAVIS COUNTY, TEXAS AND BEING THE SAME 1.039 ACRE TRACT OF LAND DESCRIBED BY CORRECTION DEED TO DONALD R. COUNTS AND WIFE, KATHRYN O'CONNOR COUNTS AS RECORDED IN INSTRUMENT NO. 2007022074 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

DGN BY: MMB  
DATE: 10/01/19  
FILE: S22052.01

JOB: S22052.01

SHEET 1 OF 1