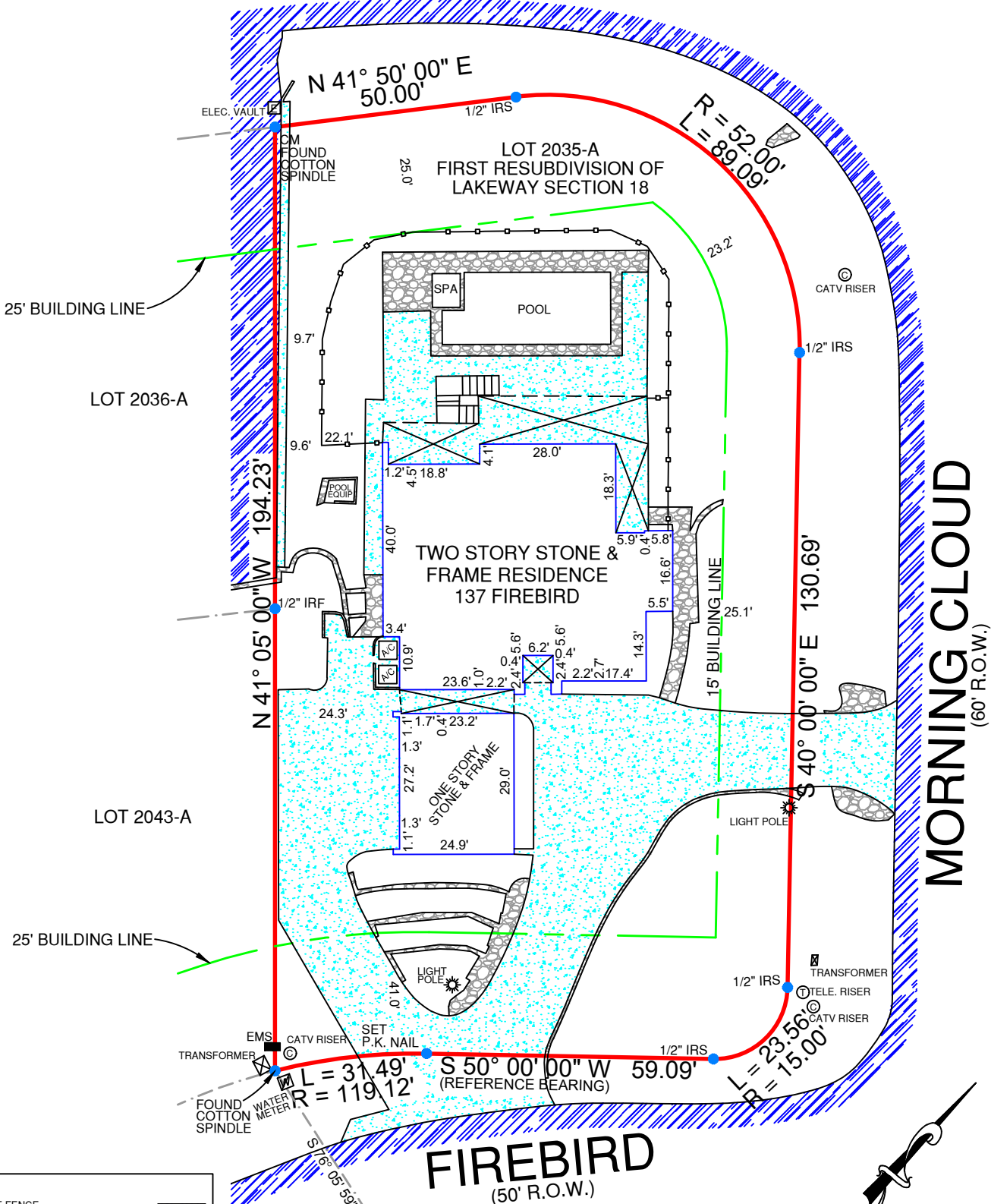


# CHALLENGER

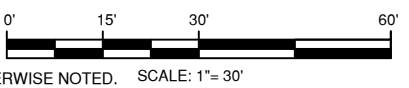
(50' R.O.W.)



**LEGEND:**

—x—x—	BARBWIRE FENCE	ASPHALT =	[Pattern]
—o—o—	CHAINLINK FENCE	CONCRETE =	[Pattern]
—□—□—	WROUGHT IRON FENCE	GRAVEL =	[Pattern]
—//—//—	WOOD FENCE	TILE =	[Pattern]
—v—v—	VINYL FENCE	WOOD =	[Pattern]
—E—E—	ELECTRIC LINE	BRICK =	[Pattern]
GM =	GAS METER	STONE =	[Pattern]
EM =	ELECTRIC METER	(WOOD) RAILROAD TIE =	[Pattern]
IPF =	IRON PIPE FOUND		
IRS =	IRON ROD SET WITH "PREMIER" CAP		
IRF =	IRON ROD FOUND		
CM =	CONTROLLING MONUMENT		

**NOTES:**  
BEARINGS ARE BASED ON THE RECORDED PLAT.  
BUILDING LINES AND EASEMENTS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED.



**LEGAL DESCRIPTION:**  
BEING LOT 2035-A, FIRST RESUBDIVISION OF LAKEWAY SECTION 18, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 59, PAGE 20, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

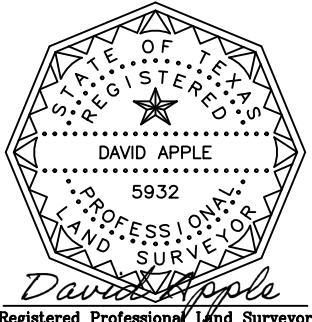
**SURVEYOR'S CERTIFICATION:**  
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GF. NO.	202501221
BORROWER	
TITLE CO.	HERITAGE TITLE
TECH	MP
FIELD	RC

**FLOOD INFORMATION:**  
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48453C0215 J, DATED JANUARY 22, 2020.

DATE: 05/30/2025 JOB NO.: 25-03461  
FIELD: 05/30/2025 REV.: 06/02/2025

137 FIREBIRD, LAKEWAY, TX 78734  
LOT 2035-A, FIRST RESUBDIVISION OF LAKEWAY SECTION 18



**Premier Surveying LLC**

5700 W. Plano Parkway  
Suite 1200  
Plano, Texas 75093  
972-612-3601 (O) | 855-892-0468 (F)  
www.premiersurveying.com  
premierorders@premiersurveying.com



DATE: \_\_\_\_\_  
ACCEPTED BY: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Premier Surveying LLC**

5700 W. Plano Pkwy., Suite 1200  
Plano, Texas 75093  
Office: 972-612-3601  
Fax: 972-964-7021  
Firm Registration No. 10146200