



Client: MAUREEN AND KEN SIMPSON  
 Date: MARCH 27 1997  
 Office: B. THAKA, C. YONG  
 E.L.D.: L. LIND, R. JONES  
 Job No.: 88-01-03  
 Project: TOWNHOMES & CONDO'S  
 D:\PROJECTS\88-01-03.DWG

**McNEIL DRIVE**  
 (65' R.O.W.)  
 (S58°57'10"E  
 147.05', 147.24')

**SURVEY PLAT**  
 MAUREEN SIMPSON AND  
 KEN SIMPSON  
 Reference: HIDDEN ESTATES, PHASE ONE  
 Lot No(s): 4 Block(s): A  
 Address: 3813 McNeil Drive  
 a subdivision in TRAVIS COUNTY, Texas, of record in Plat Book 94  
 Page(s) 333-334 of the Plat Records of Travis County, Texas.

- LEGEND**
- 1/2" IRON ROD FOUND
  - RECORDED IMPROVEMENT
  - B.L. BUILDING LINE
  - CURB/PAVEMENT
  - ⊕ POWER POLE
  - OVERHEAD UTILITY LINE
  - ▭ EDGE OF PAVEMENT
  - △ 60D NAIL SET
  - CHAIN LINK FENCE
  - ▨ BRICK
  - ▧ TILE
  - ▩ WOOD FENCE

**RESTRICTIVE COVENANT & EASEMENT NOTE:**

Restrictive covenants and easements, as conveyed by plat recorded in Book 94, Pages 333-334 of the Plat Records of Travis County, Texas, and by instrument recorded in Volume 2448, Page 1125 of the Real Property Records of Travis County, Texas, DO AFFECT the subject lot.

The property described hereon is contained within Flood Zone X, as identified on FIRM Community Panel No. 48062A 0155E dated JUNE 16, 1993 as published by the Federal Emergency Management Agency, the purpose of which is for flood insurance only.

All easements of which I have knowledge and those recorded easements furnished by FIRST AMERICAN TITLE INS. CO. according to file No. 2969346 are shown or depicted hereon. Other than the easements, no unrecorded or unwritten easements which may exist are shown hereon.

As Surveyed By:  
*William D. O'Hara*  
 William D. O'Hara  
 Registered Professional Land Surveyor No. 4878  
 Date: MARCH 25 & 26 1997



THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL SEAL OF THE ABOVE SURVEYOR

**terra firma**  
 LAND SURVEYING  
 AND PLANNING, INC.

3701 Bee Cove Road • Suite 201 • Austin, Texas 78746 512/528-8373 Fax 512/328-8378