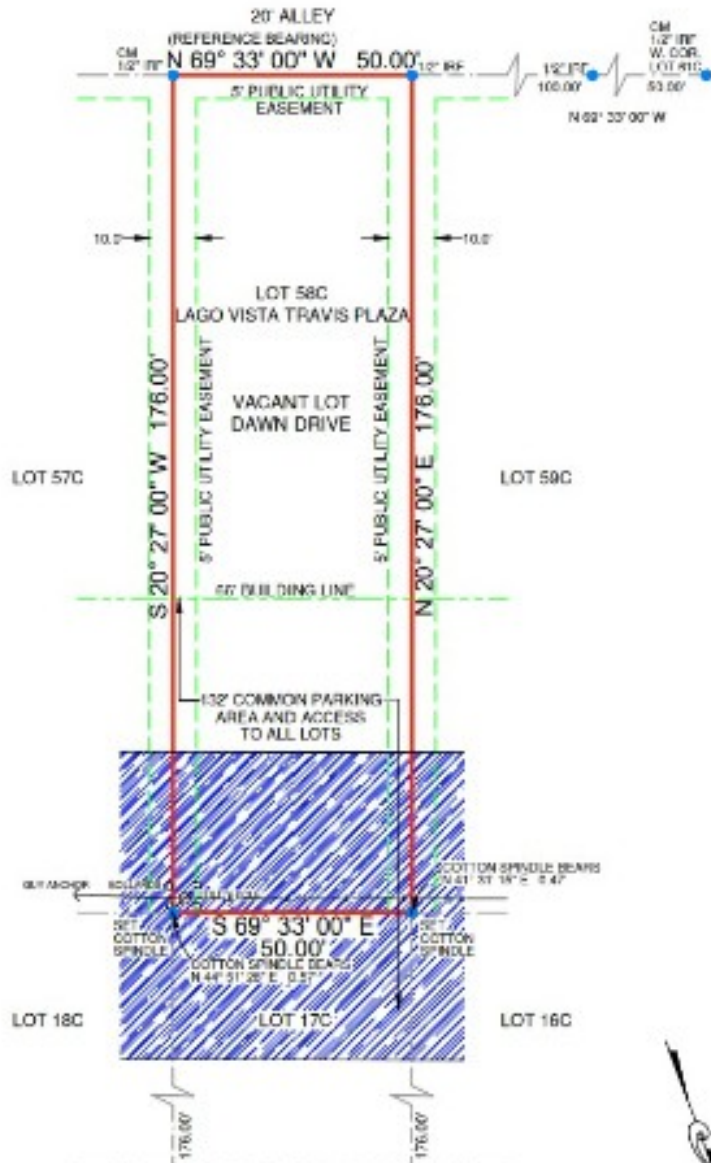


CENTURY 21[®]

Judge Fite Company



LEGEND:

	BARE WIRE FENCE		ASPHALT
	CHAIN LINK FENCE		CONCRETE
	WROUGHT IRON FENCE		GRAVEL
	WOOD FENCE		SAND
	VINYL FENCE		STONE
	ELECTRIC LINE		WOOD

CM = CHAIN METER
 EM = ELECTRIC METER
 SP = IRON PIPE FOUND
 SF = IRON PIPE SET WITH "PRIMERY" CAP
 WF = IRON PIPE FOUND
 CM = CONTROLLING MONUMENT (WOOD MARKED)

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



LOCAL DESCRIPTION:
 BEING LOT 58C, LAGO VISTA TRAVIS PLAZA, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOL. 116, PAGE 80, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION:
 THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE BY THE GROUND, UNDER MY SUPERVISION AND PERSONALLY A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS, THERE ARE NO UNDISCOVERED AND APPARENT EASEMENTS, COMPACTS, INTRUSIONS OR RIGHTS RESERVED, ETC. THAT ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREONNAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE OF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCAL MATTERS OF RECORD THAT THE UNDERGROUND 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.	CTA-01-CTAG-00611
BOBROWER	
TITLE CO.	CHICAGO TITLE
TRCH	MP
FILED	CH

FLOOD INFORMATION:
 THE SUBJECT PROPERTY DOES NOT APPEAR TO BE 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 "C" RATING AS SHOWN BY MAP NO. 48450000 J, DATED JANUARY 22, 2000.

DATE: 06/27/2024 JOB NO.: 25-004643
 FILED: 06/27/2024

DAWN DRIVE, LAGO VISTA, TX 78645
LOT 58C, LAGO VISTA TRAVIS PLAZA



Premier Surveying LLC

5706 W. Plano Parkway
 Suite 1300
 Plano, Texas 75093
 972-612-8803 (TX) (972-692-0968 (FL))

www.premiersurveying.com
 premier@premier-surveying.com

DATE: _____
 ACCEPTED BY: _____

Premier Surveying LLC

8700 W. Plano Parkway, Suite 1300
 Plano, Texas 75093
 Office: 972-612-8803
 Fax: 972-694-7021
 Firm Registration No. 10146290

LOT 58C DAWN D

LEANDER, T



\$49,000



0 sqft

DESCRIPTION

Commercial lot located in the Lago Vista Travis Plaza area. This is .2 acre C-1 lot is available for purchase to build up to 2 stories/25 feet. Common parking is the easement at the front of the lot and the remaining lot is available up to 60% of buildable area. Recently purchased survey, and title commitment with deed restrictions available. Buyer to verify all information provided, as well as cost to access and to connect utilities.

CENTURY 21

Judge Fite Company

800.451.8055

PROPERTY TYPE: Commercial - Other
MLS STATUS: ActiveUnderContract
MLS: 6133512
YEAR BUILT:
COUNTY: Travis
TRACT OR SUBDIVIION: Lago Vista Travis Plaza
LIST DATE: 04/26/2025

AREA: LN
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.2
LOT SIZE (SQFT): 8,816

INTERIOR FEATURES

KITCHEN:

- None

EXTERIOR FEATURES

PARKING:

- None

UTILITIES

UTILITIES:

- ElectricityAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Rachael Felan

PHONE: 512.517.8122

BROKERED BY: eXp Realty, LLC