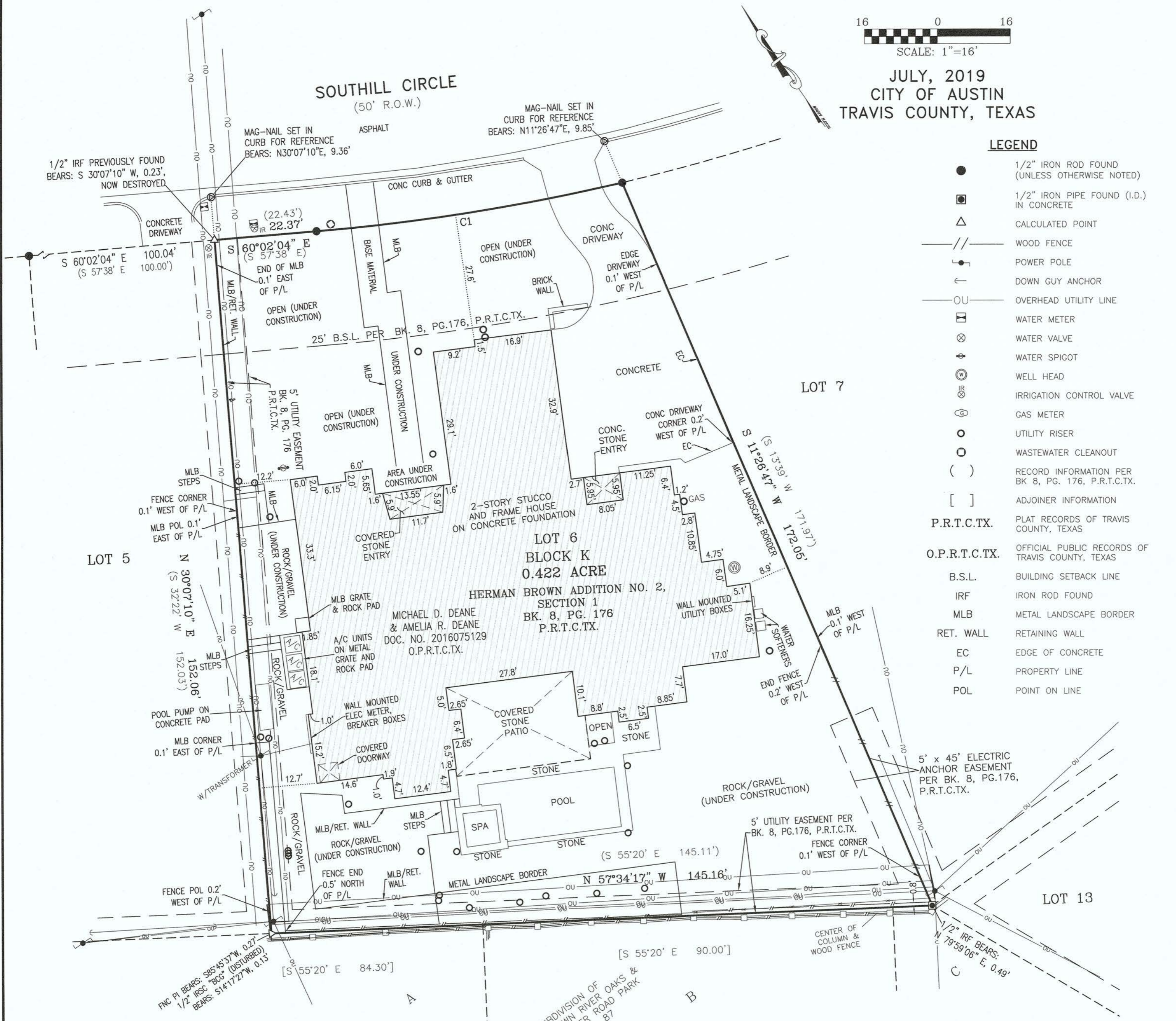


JULY, 2019
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON PIPE FOUND (I.D.) IN CONCRETE
- △ CALCULATED POINT
- //— WOOD FENCE
- POWER POLE
- +— DOWN GUY ANCHOR
- OU— OVERHEAD UTILITY LINE
- ⊠ WATER METER
- ⊗ WATER VALVE
- ⊕ WATER SPIGOT
- ⊙ WELL HEAD
- ⊗ IRRIGATION CONTROL VALVE
- ⊙ GAS METER
- ⊙ UTILITY RISER
- ⊙ WASTEWATER CLEANOUT
- () RECORD INFORMATION PER BK 8, PG. 176, P.R.T.C.TX.
- [] ADJOINER INFORMATION
- P.R.T.C.TX. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- B.S.L. BUILDING SETBACK LINE
- IRF IRON ROD FOUND
- MLB METAL LANDSCAPE BORDER
- RET. WALL RETAINING WALL
- EC EDGE OF CONCRETE
- P/L PROPERTY LINE
- POL POINT ON LINE



PROPERTY ADDRESS: 3405 SOUTHILL CIRCLE

G.F. NO.: 169651KDM

LEGAL DESCRIPTION:
LOT 6, BLOCK K, HERMAN BROWN ADDITION NO. 2, SECTION 1, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN BOOK 8, PAGE 176, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

RESTRICTIVE COVENANTS:
THE RESTRICTIVE COVENANTS OF RECORD IN BOOK 8, PAGE 176, PLAT RECORDS OF TRAVIS COUNTY TEXAS, AS LISTED IN THE OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S TITLE COMMITMENT OF NO. 169651KDM DO AFFECT THE SUBJECT TRACT. NO OTHER RECORD RESTRICTIVE COVENANT RESEARCH WAS PERFORMED BY BOWMAN CONSULTING GROUP, LTD.

TITLE COMMITMENT SCHEDULE "B" NOTES:
ONLY THOSE EASEMENTS LISTED IN TITLE COMMITMENT OF NO. 169651KDM, EFFECTIVE APRIL 05, 2016 AND ISSUED APRIL 13, 2016, AND RE-LISTED BELOW WERE EVALUATED FOR THIS SURVEY. NO OTHER EASEMENT RECORD RESEARCH WAS PERFORMED BY BOWMAN CONSULTING GROUP, LTD.

10f. THE FOLLOWING, ALL ACCORDING TO PLAT RECORDED IN 8/176, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS:

FIVE (5) FOOT EASEMENT FOR UTILITIES AND DRAINAGE FACILITIES ALONG THE REAR OF EACH LOT.
DOES AFFECT THE SUBJECT TRACT.

FIVE (5) FOOT PUBLIC UTILITY EASEMENT ALONG THE REAR PROPERTY LINE.
DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.

FIVE (5) FOOT PUBLIC UTILITY EASEMENT ALONG THE WEST PROPERTY LINE.
DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.

AERIAL OVERHANG EASEMENT ALONG THE REAR PORTION OF ALL LOTS.
DOES AFFECT THE SUBJECT TRACT.

TWENTY-FIVE (25) FOOT BUILDING SETBACK LINE ALONG THE FRONT PROPERTY LINES.
DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.

FIVE (5) FOOT BY FORTY-FIVE (45) FOOT ELECTRIC ANCHOR EASEMENT ALONG THE SOUTHERN PORTION OF THE EAST SIDE PROPERTY LINE.
DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.

CURVE TABLE

CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	453.43' (453.43')	67.84' (67.63')	S 64°07'54" E (S 61°54' E)	67.78' (67.57')

FLOOD NOTE:
THE SUBJECT TRACT IS SHOWN TO BE IN FLOOD ZONE X, OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP PANEL NO. 48453C0445J, DATED JANUARY 06, 2016.

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).

NOTES:
1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID BASED ON OPUS.

2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.

3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999932.

SURVEYOR'S CERTIFICATION

I, JOHN D. BARNARD, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON ON JULY 1, 2019, UNDER MY DIRECTION AND SUPERVISION, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



DATE 7/10/2019

JOHN D. BARNARD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5749 - STATE OF TEXAS

FILE: P:\070142 - 3405 Southhill Circle Austin TX\070142-01-001 (SUR) - 3405 Southhill Circle Austin TX\Survey\Working\070142_3405 Southhill Circle As-built survey.DWG	DRAWN BY: CT & KM	CREW: MK, BE
DATE: 07-08-19	CHECKED BY: JB	FB #: 438
SCALE: 1"=16'	DRAWING #: AS-BUILT	PLAN #: 2403
JOB #: 070142		



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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

AS-BUILT SURVEY
LOT 6, BLOCK K,
HERMAN BROWN ADDITION NO. 2,
SECTION 1
TRAVIS COUNTY, TEXAS