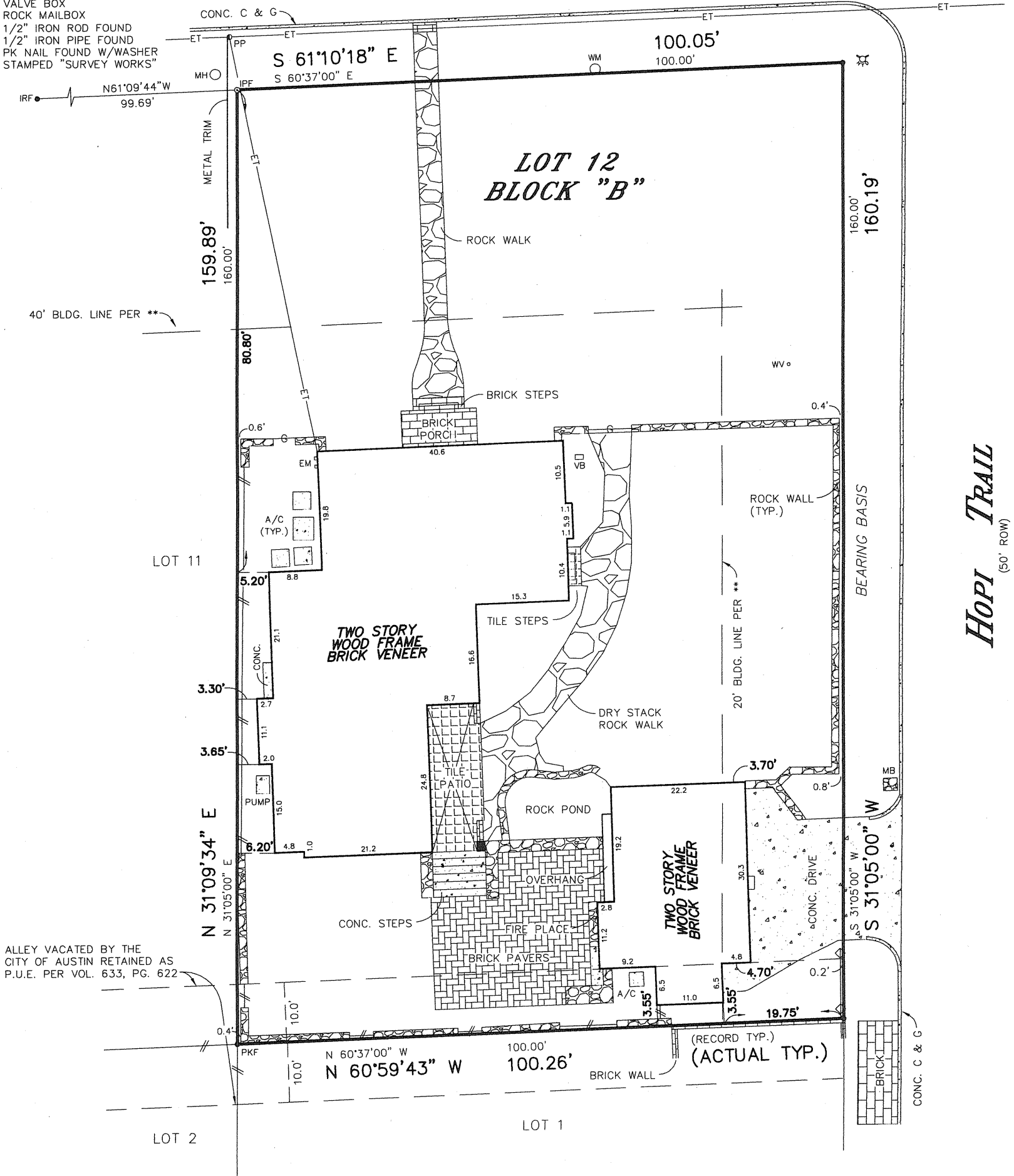
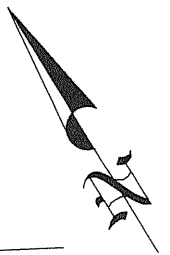


# LEGEND

- PP POWER POLE
- ET OVERHEAD ELEC./TELE. LINE
- CL CHAIN LINK FENCE
- WF WOOD FENCE
- MG METAL GATE
- FH FIRE HYDRANT
- MH ELECTRIC MANHOLE
- WM WATER METER
- EM ELECTRIC METER
- WV WATER VALVE
- VB VALVE BOX
- MB ROCK MAILBOX
- IRF 1/2" IRON ROD FOUND
- IPF 1/2" IRON PIPE FOUND
- PKF PK NAIL FOUND W/WASHER
- STAMPED "SURVEY WORKS"

## BOWMAN AVENUE

(50' ROW)



\*\* VOL. 511, PG. 38 & VOL. 523, PG. 224

PROPERTY SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENT RIGHTS RECORDED IN VOL. 511, PG. 38 AND VOL. 523, PG. 224, DEED RECORDS.

\* TOGETHER WITH THE NORTH 10 FT. OF ADJACENT ALLEY VACATED BY THE CITY OF AUSTIN PER VOLUME 633, PAGE 622, DEED RECORDS

## PLAT OF SURVEY

Survey No. **25274**

SCALE: 1" = 20'

GF 2538186-WLK

Said lot is in Zone X as identified by the  
Federal Emergency Management Agency on  
Community Panel No. 48453C 0445K  
Dated: JAN. 22, 2020

LOT NO. 12 \* BLOCK NO. "B"

ADDITION OR SUBDIVISION MONTE VISTA, VOLUME 3, PAGE 121, PLAT RECORDS

STREET ADDRESS 3101 BOWMAN AVENUE CITY AUSTIN COUNTY TRAVIS

SURVEY FOR INDEPENDENCE TITLE COMPANY REFERENCE TO BE DETERMINED

TO: TITLE RESOURCES GUARANTY COMPANY

STATE OF TEXAS, COUNTY OF TRAVIS  
I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS MADE THIS DAY ON THE GROUND AND IS TRUE AND CORRECT, AND THAT  
THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN  
PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

SNS ENGINEERING, INC.

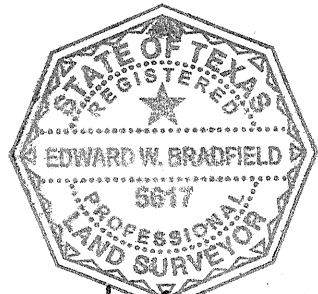
12885 US Highway 183 North, Suite 101-B

Austin, Texas 78750

(512) 335-3944 \* (512) 250-8685 (Fax) **JM**

725/57, DC

All corners are 1/2-inch iron rod found unless otherwise noted. To the lien holders and/or the owners of the premises surveyed.



*Edward W. Bradfield*  
Date: 11-03-2025