Waterloo Surveyors Inc.

SURVEY PLAT

J15998

OWNER:
MARK F. DAVIES &
NICOLA M. L. DAVIES

ADDRESS:
4203 BALCONES DRIVE
AUSTIN, TEXAS 78731

LEGAL DESCRIPTION:
LOT 6, BLOCK D, SECTION TWO OF BALCONES PARK ADDITION SECTION 2, ACCORDING TO THE MAP OR PLAT THEREOF ERCORDED IN VOLUME 6, PAGE 90, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

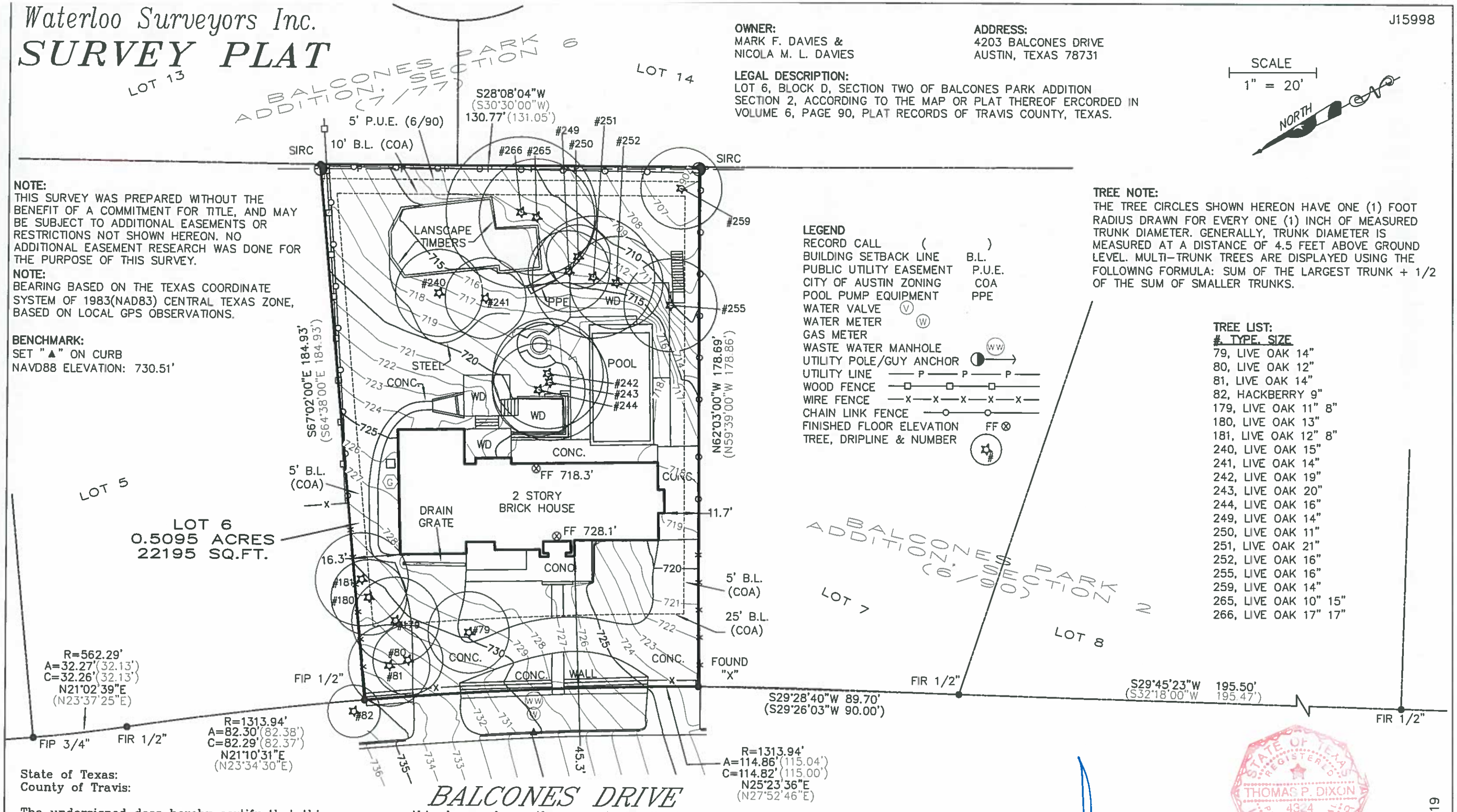
SCALE
1" = 20'

NORTH

NOTE:
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE, AND MAY BE SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS NOT SHOWN HEREON. NO ADDITIONAL EASEMENT RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY.

NOTE:
BEARING BASED ON THE TEXAS COORDINATE SYSTEM OF 1983(NAD83) CENTRAL TEXAS ZONE, BASED ON LOCAL GPS OBSERVATIONS.

BENCHMARK:
SET "▲" ON CURB
NAVD88 ELEVATION: 730.51'



LEGEND

RECORD CALL	( )
BUILDING SETBACK LINE	B.L.
PUBLIC UTILITY EASEMENT	P.U.E.
CITY OF AUSTIN ZONING	COA
POOL PUMP EQUIPMENT	PPE
WATER VALVE	Ⓥ
WATER METER	Ⓦ
GAS METER	
WASTE WATER MANHOLE	WW
UTILITY POLE/GUY ANCHOR	
UTILITY LINE	—P—P—P—
WOOD FENCE	—□—□—□—
WIRE FENCE	—X—X—X—X—
CHAIN LINK FENCE	—○—○—
FINISHED FLOOR ELEVATION	FF ⊗
TREE, DRIPLINE & NUMBER	

TREE NOTE:
THE TREE CIRCLES SHOWN HEREON HAVE ONE (1) FOOT RADIUS DRAWN FOR EVERY ONE (1) INCH OF MEASURED TRUNK DIAMETER. GENERALLY, TRUNK DIAMETER IS MEASURED AT A DISTANCE OF 4.5 FEET ABOVE GROUND LEVEL. MULTI-TRUNK TREES ARE DISPLAYED USING THE FOLLOWING FORMULA: SUM OF THE LARGEST TRUNK + 1/2 OF THE SUM OF SMALLER TRUNKS.

TREE LIST:
#, TYPE, SIZE
79, LIVE OAK 14"
80, LIVE OAK 12"
81, LIVE OAK 14"
82, HACKBERRY 9"
179, LIVE OAK 11" 8"
180, LIVE OAK 13"
181, LIVE OAK 12" 8"
240, LIVE OAK 15"
241, LIVE OAK 14"
242, LIVE OAK 19"
243, LIVE OAK 20"
244, LIVE OAK 16"
249, LIVE OAK 14"
250, LIVE OAK 11"
251, LIVE OAK 21"
252, LIVE OAK 16"
255, LIVE OAK 16"
259, LIVE OAK 14"
265, LIVE OAK 10" 15"
266, LIVE OAK 17" 17"

State of Texas:
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B 3 6 Conditions II Survey.

And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 48453C0435J, Zone: X, Dated: 1/5/2016.

Dated this the 16th day of DECEMBER, 2019.

STATE OF TEXAS REGISTERED THOMAS P. DIXON 4324 PROFESSIONAL LAND SURVEYOR

Thomas P. Dixon R.P.L.S. 4324
FIRM #10124400

P.O. Box 160176, Austin, Texas 78716-0176 Phone: 481-9602

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