SAMFORD & ASSOCIATES
LAND SURVEYING
TEL: 441-5601 – TX FIRM: 10103700

SURVEY PLAT

1400 HILLSIDE TERRACE
BUDA, TEXAS 78610

DETAILED IMPERVIOUS COVER BREAKDOWN

AREAS CONSIDERED 100% IMPERVIOUS COVER PER WEST LAKE CITY ORDINANCE

ACTUAL HOUSE FOOTPRINT = 4,731 SQ. FT. IMPERVIOUS COVER
CONCRETE DRIVEWAY = 2,340 SQ. FT. IMP. COVER
TILE POOL DECK & TILE STEPS = 1,492 SQ. FT. IMPERVIOUS COVER
POOL, SPA & CATCH BASIN = 997 SQUARE FEET IMPERVIOUS COVER
STONE WORK AT FRONT ENTRY = 382 SQ. FT. IMPERVIOUS COVER
STONE WALKWAY NEAR DRIVEWAY = 111 SQ. FT. IMPERVIOUS COVER
ROCK WALL AROUND DRAIN AREA = 46 SQ. FT. IMPERVIOUS COVER
AIR CONDITIONER PAD = 57 SQ. FT. IMPERVIOUS COVER
100% IMPERVIOUS COVER TOTAL = 10,156 SQ. FT.
CANTILEVERED HOUSE OVERHANGS NOT INCLUDED IN IMPERVIOUS CALCULATIONS – SEE CONFIRMATION EMAIL FROM THE CIT OF WESTLAKE DATED 05/21/18 ON FILE AT THE OFFICE OF THE UNDERSIGNED

AREAS CONSIDERED 50% IMPERVIOUS COVER PER WEST LAKE CITY ORDINANCE

GRAVEL AREA ADJACENT TO FRONT ENTRY = 194 SQ. FT. @ 50% = 97 SQ. FT IMP. COVER
LOOSE ROCK DRAINAGE AREA ADJACENT TO POOL = 96 SQ. FT. @ 50% = 48 SQ. FT. IMP. COVER

*NOTE THERE ARE ADDITIONAL LANDSCAPED PLANTER AREAS THAT CONTAIN OF PORTIONS GRAVEL AS SHOWN HEREON, THESE AREAS ARE OBVIOUSLY CONSTRUCTED AS PLANTERS AND HAVE A SIGNIFICANT AMOUNT OF VEGETATION GROWING WITHIN THEM, FOR THE PURPOSES OF THESE CALCULATIONS SAID AREAS WERE NOT CONSIDERED AS IMPERVIOUS COVER & CONTAIN APPROXIMATELY 1,150 SQUARE FEET

SUMMARY

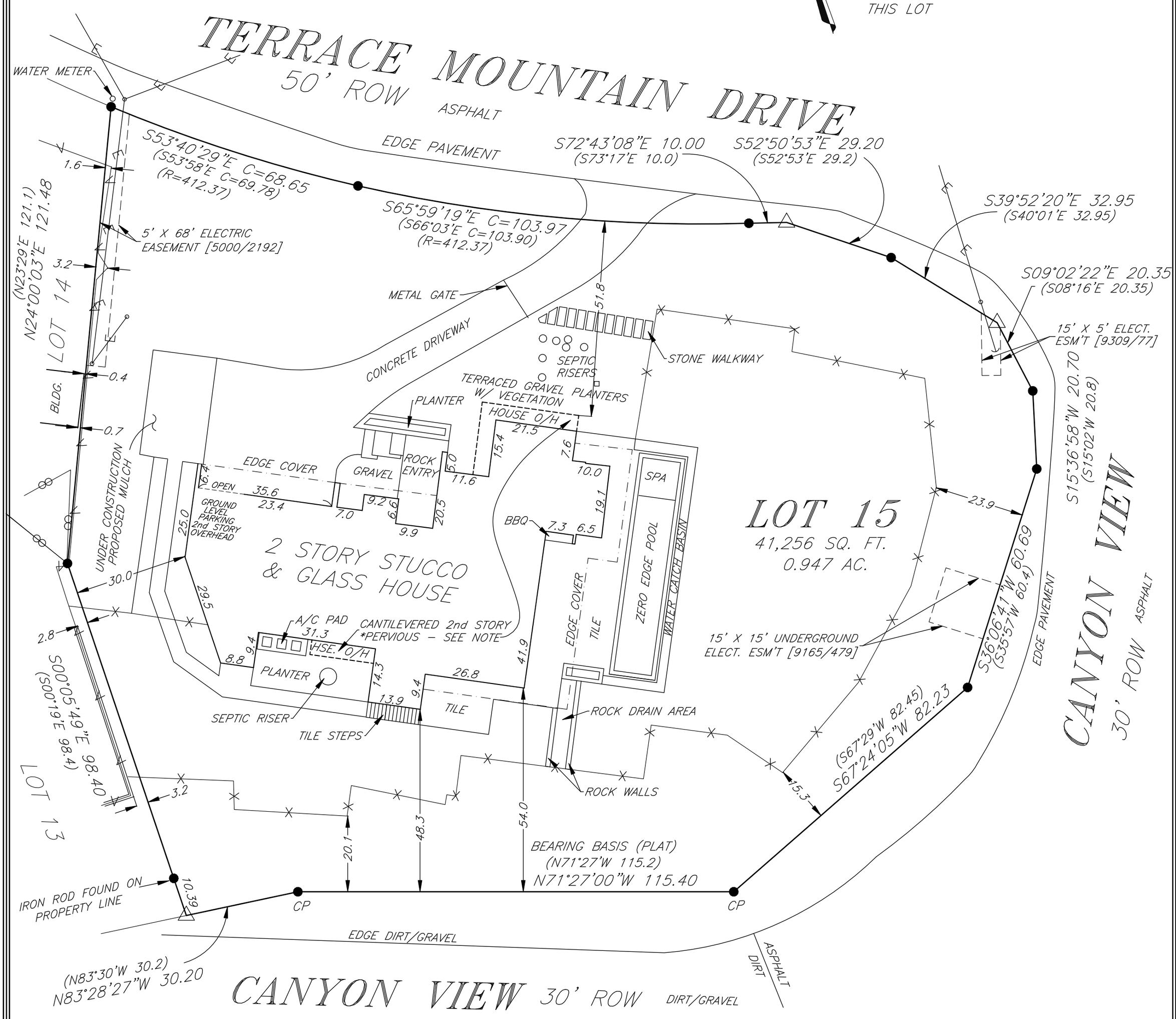
TOTAL IMPERVIOUS COVER = 10,301 SQUARE FEET
TOTAL LOT AREA = 41,256 SQUARE FEET
IMPERVIOUS COVER PERCENTAGE = 24.97%

SCALE: 1"=40'

LEGEND

CP = CONTROL POINT
● = IRON ROD FOUND
△ = CALCULATED POINT
= CHAIN LINK FENCE
= WIRE FENCE
= OVERHEAD ELECTRIC
= WROUGHT IRON FENCE
( ) = FROM PLAT RECORDS
[ ] = FROM DEED RECORDS

NOTE: SEE AFFIDAVIT TO THE PUBLIC OF RECORD IN DOC. No. 2012154371 REGARDING MAINTENANCE OF AN ON-SITE SEWAGE FACILITY PRESENT ON THIS LOT



ADDRESS: 901 TERRACE MOUNTAIN DRIVE, WEST LAKE HILLS, TEXAS 78746

LEGAL DESCRIPTION:

LOT 15, BLOCK O, TERRACE MOUNTAIN OR BLOCK O, STONEHENGE ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 8, PAGE 93, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

F.I.R.M. STATEMENT: ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) No. 48453C0445J, DATED 01/06/16, THIS PROPERTY IS LOCATED IN ZONE X, DEFINED THEREON AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN...".

CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

BUYER(S): GARHENG KONG AND MELISSA KONG — G.F.#: 1744607-WLK
SELLER: STUART GRIMSHAW AND ANNELIESE GRIMSHAW
LENDER:
TITLE CO.: INDEPENDENCE TITLE COMPANY — SURVEY DATE: 05/11/18
PLAN No.: 190123K FINAL SURVEY W/ IMPERVIOUS COVER CALCS. 09/19/19

STATE OF TEXAS REGISTERED MICHAEL SAMFORD 3693 PROFESSIONAL LAND SURVEYOR

MICHAEL SAMFORD, R.P.L.S. 3693
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