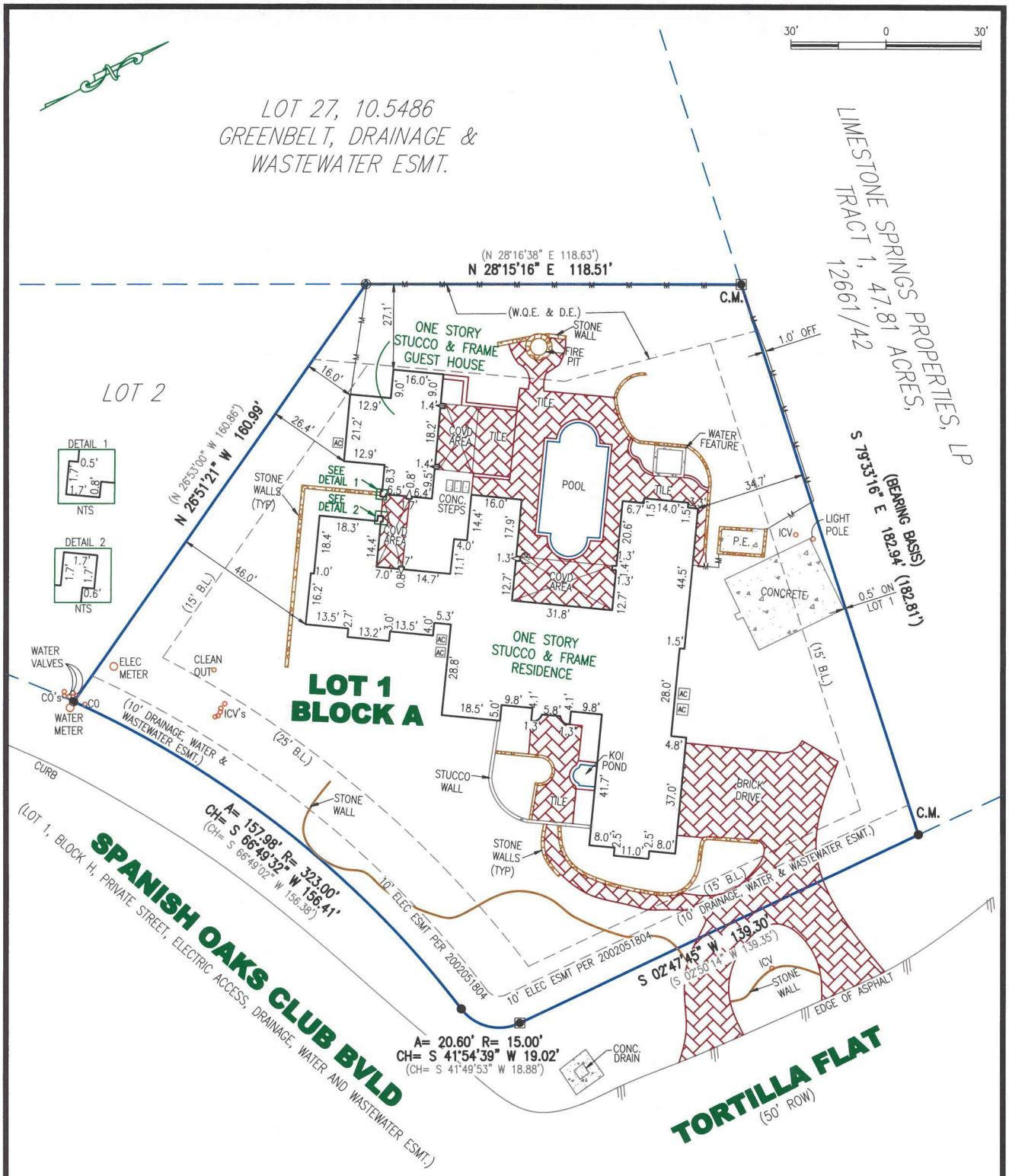

~~LEGEND~~

●	1/2" REBAR FOUND
□	1/2" CAPPED REBAR SET
⊙	1/2" IRON PIPE FOUND
▲	60D NAIL FOUND
△	60D NAIL SET
▣	CAPPED REBAR FOUND
⊠	"X" SET IN CONCRETE
⊗	"X" FOUND IN CONCRETE
◈	COTTON SPINDLE FOUND
⊙	PUNCH HOLE FOUND
	BREAK IN SCALE
-oo-	CHAIN LINK FENCE
-//-	WOOD FENCE
-M-	METAL FENCE
N.T.S.	NOT TO SCALE
C.O.	CLEAN OUT
I.C.V.	IRRIGATIION CONTROL VALVE
W.Q.E.	WATER QUIALITY EASEMENT
B.L.	BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
( )	PER PLAT
C.M.	CONTROL MONUMENT
R.O.W.	RIGHT OF WAY
OH	OVERHEAD UTILITY LINE
	POWER POLE
AC	AIR CONDITIONER
TP	TRANSFORMER PAD

Notes:

1) Subject to restrictions and easement rights recorded in Volume 5989, Page 141, Volume 6374, Page 1231 and Volume 6889, Page 1641, Deed Records of Travis County, Texas, and Document Nos. 200100286, 2001154312, 2002017775, 2002019140, 2002059024, 2002065851, 2003028664, 2003022521, 2003095341, 2005181423, 2005183338, 2010140757, 2011036478, 2011036481, 2012103402, 2013095882, 2013095899, 2013117649, 2013141644 and 2019011961, Official Public Records of Travis County, Texas.

2) Subject to a Blanket Type Electric Easement per Volume 659, Page 555, Deed Records.

STATE OF TEXAS
REGISTERED
VICTOR M GARZA
6140
PROFESSIONAL
SURVEYOR

TO THE LIENHOLDER(S), OWNER(S) AND/OR PURCHASERS OF THE PREMISES SURVEYED AND TO
CHICAGO TITLE OF TEXAS, LLC.
CHICAGO TITLE INSURANCE COMPANY

I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION, OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS PREPARED IN ACCORDANCE WITH THE TITLE COMMITMENT REFERENCED HEREON, AND THAT THERE ARE NO VISIBLE BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON. BUILDING DIMENSIONS ARE APPROXIMATE.

REVISED: 05/02/25

STREET ADDRESS: 4500 SPANISH OAKS CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS

LOT: 1 BLOCK: A SUBDIVISION: 11505 TX 71, PHASE ONE DOC. No.: 200100286 OFFICIAL PUBLIC RECORDS

REFERENCE NAME: TBD G.F. #: CTA-09-CTA2500576L

B & G SURVEYING, LLC
FIRM REGISTRATION NO. 100363-00
WWW.BANDGSURVEY.COM
1404 West North Loop Blvd.
Austin, Texas 78756 – Office 512*458-6969

JOB #: B0410125_TA
DATE: 04/28/2025
SCALE: 1"= 30'

FIELD WORK BY	ELIAS	04/28/2025
CALC'D BY	JOSE	04/28/2025
DRAFTED BY	VIPO	04/28/2025
CHECKED BY	VG/ML	04/28/2025