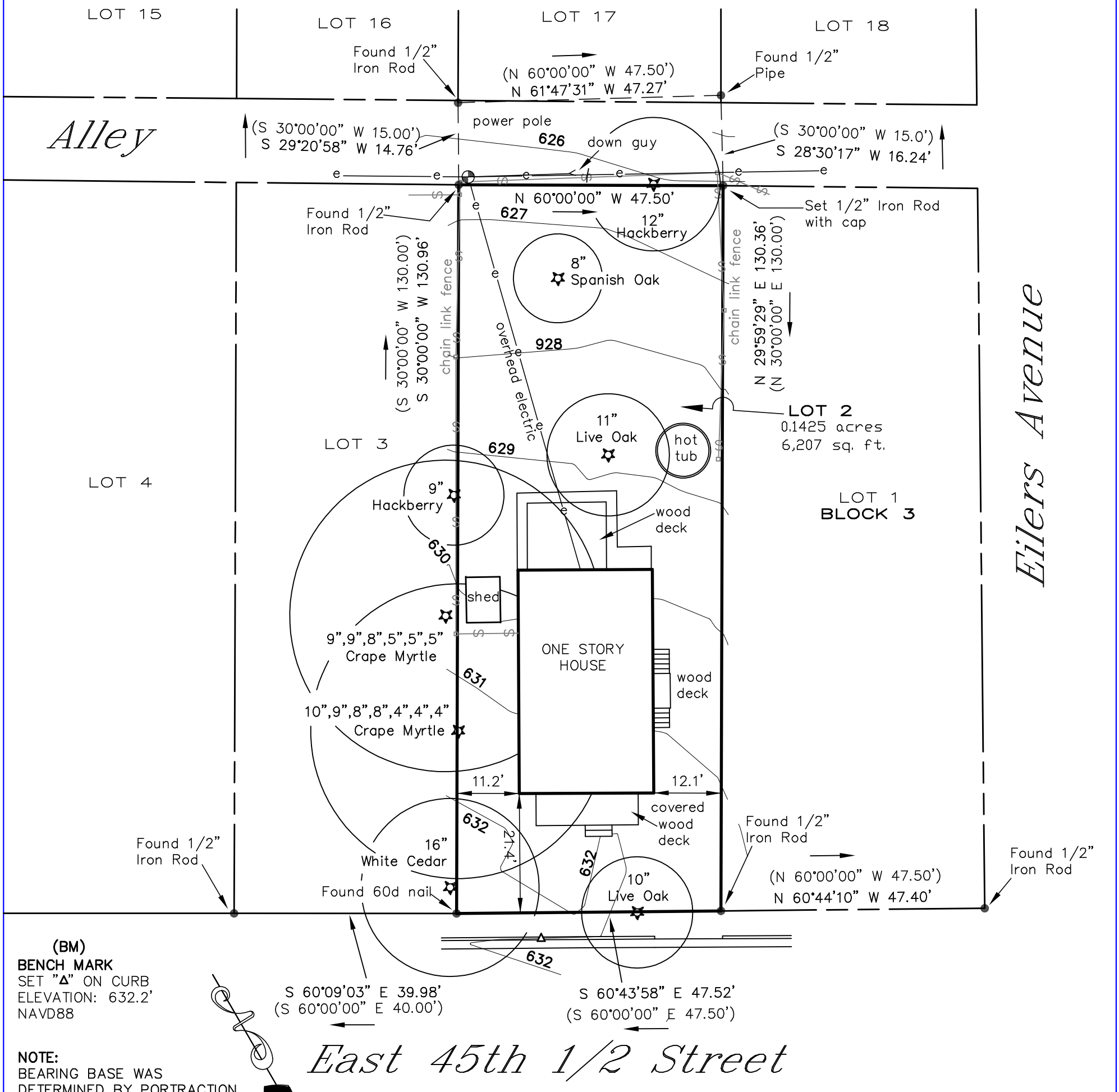
ADDRESS:
703 EAST 45TH-1/2 STREET, 78751

Waterloo Surveyors
SURVEY PLAT

A0555TT



(BM)
BENCH MARK
SET "Δ" ON CURB
ELEVATION: 632.2'
NAVD88

NOTE:
BEARING BASE WAS DETERMINED BY PORTRACTION OF NORTH ARROW IN PLAT

0 20 40
SCALE 1"=20'

NOTE:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND OTHER EASEMENTS, RESTRICTIONS AND CONDTIIONS MAY APPLY

NOTE:
THE ELEVATIONS SHOWN HEREON ARE NAVD88, BASED ON LOCAL NETWORK GPS OBSERVATION.

NOTE:
THE TREE CIRCLES SHOWN HEREON HAVE ONE (1) FOOT RADIUS DRAWN FOR EVERY ONE (1) INCH OF MEASURED TRUNK DIAMETER AS MEASURED 4.5' FROM GROUND UP. MULTI-TRUNK TREES ARE DISPLAYED USING THE FOLLOWING FORMULA:
SUM OF THE LARGEST TRUNK + 1/2 OF THE SUM OF SMALLER TRUNKS.

LEGAL DESCRIPTION:
LOT 2, BLOCK 3, RIDGETOP ANNEX, AN ADDITION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 211, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

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 Condition 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: 48453C0465K
Zone: X Dated: 01/22/2020

Dated this the 21ST day of APRIL, 2022.

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

Thomas P. Dixon R.P.L.S. 4324

FIRM# 10124400

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