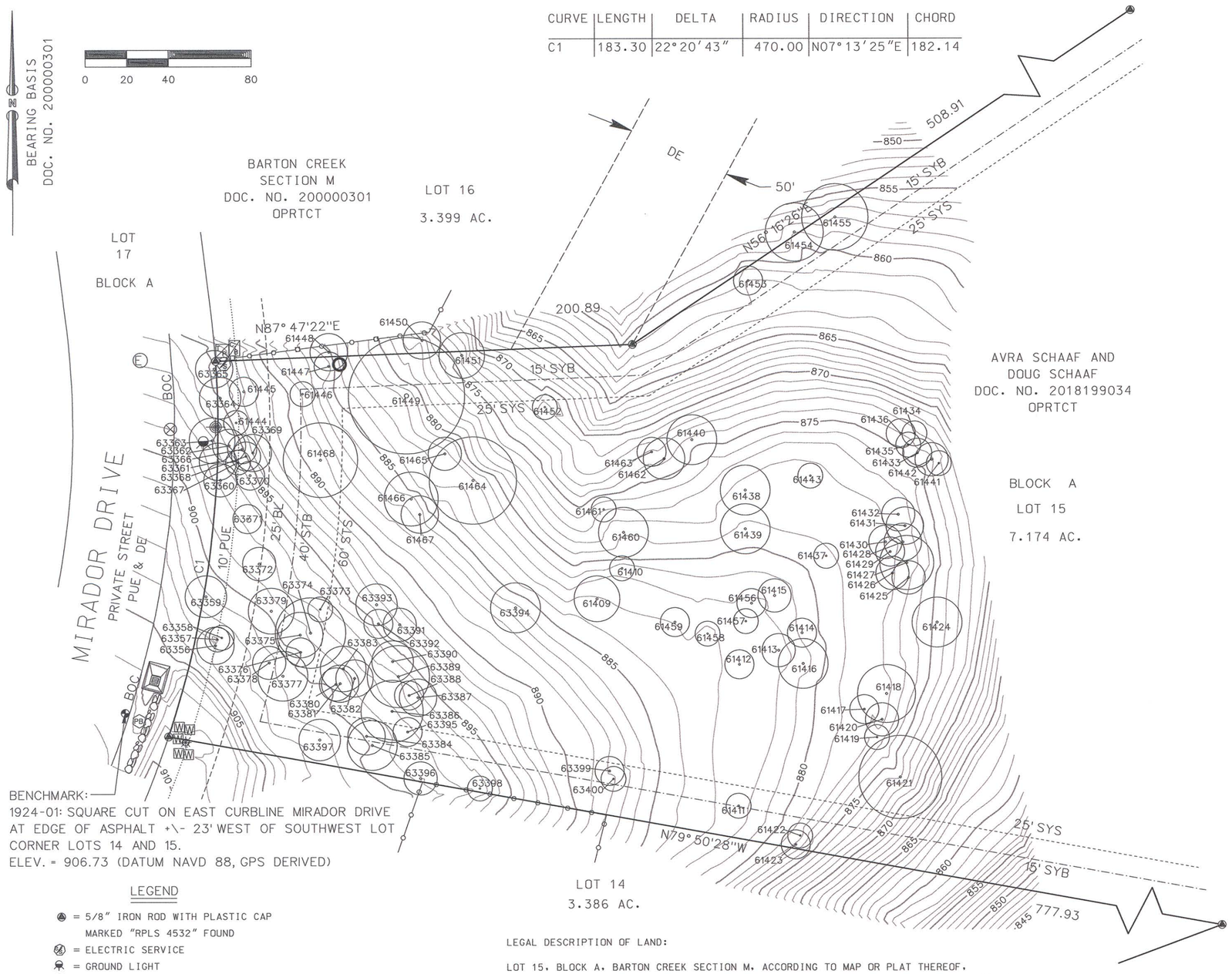

CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	183.30	22°20'43"	470.00	N07°13'25"E	182.14

BENCHMARK:
1924-01: SQUARE CUT ON EAST CURBLINE MIRADOR DRIVE AT EDGE OF ASPHALT +\- 23' WEST OF SOUTHWEST LOT CORNER LOTS 14 AND 15.
ELEV. = 906.73 (DATUM NAVD 88, GPS DERIVED)

LEGEND

- = 5/8" IRON ROD WITH PLASTIC CAP MARKED "RPLS 4532" FOUND
- = ELECTRIC SERVICE
- = GROUND LIGHT
- = ELECTRIC MANHOLE
- = ELECTRIC PULLBOX
- = FIRE HYDRANT
- = WATER METER
- = WATER VALVE
- = SPRINKLER HEAD
- = AREA INLET W/ RIP-RAP
- = TELEPHONE PEDESTAL
- = CABLE BOX
- = 3" PLASTIC PIPE
- = WROUGHT IRON FENCE
- = ROCK WALL
- BOC = BACK OF RIBBON CURB
- BL = BUILDING LINE
- STB = STREET BUFFER (PER DOC. NO. 2005093839 OPRTCT)
- STS = STREET SETBACK (PER DOC. NO. 2005093839 OPRTCT)
- SYB = SIDE YARD BUFFER (PER DOC. NO. 2005093839 OPRTCT)
- SYS = SIDE YARD SETBACK (PER DOC. NO. 2005093839 OPRTCT)
- PUE = PUBLIC UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- OPRTCT = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS

LEGAL DESCRIPTION OF LAND:

LOT 15, BLOCK A, BARTON CREEK SECTION M, ACCORDING TO MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 200000301, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

FLOOD NOTE:

ACCORDING TO BARTON CREEK SECTION M, RECORDED IN DOCUMENT NO. 200000301 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, "THE 100 YEAR-FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON"

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD) AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP AND PANEL NO. 48453C0440H FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED SEPTEMBER 26, 2008. THIS PROPERTY LIES IN ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR FLOOD).

THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE ABOVE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MANMADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THIS PLAT REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

Clifton Seward 01/09/19

CLIFTON SEWARD, R.P.L.S. NO. 4337

STATE OF TEXAS REGISTERED CLIFTON SEWARD 4337 PROFESSIONAL LAND SURVEYOR

TREE LIST

TAG NO.	SIZE	DESCRIPTION
61409	11"	LIVE OAK 2-BOLE (8.5)
61410	6"	LIVE OAK
61411	6"	CEDAR
61412	7"	LIVE OAK
61413	8"	LIVE OAK
61414	7"	LIVE OAK 2-BOLE (5.4)
61415	8"	LIVE OAK
61416	12"	CEDAR
61417	7"	LIVE OAK
61418	14"	LIVE OAK 2-BOLE (10.8)
61419	6"	LIVE OAK
61420	8"	LIVE OAK 2-BOLE (6.3)
61421	20"	LIVE OAK 3-BOLE (11.9.8)
61422	6"	LIVE OAK
61423	7"	LIVE OAK
61424	12"	CEDAR
61425	8"	LIVE OAK
61426	8"	LIVE OAK
61427	13"	LIVE OAK 2-BOLE (9.8)
61428	9"	LIVE OAK
61429	7"	LIVE OAK
61430	8"	LIVE OAK
61431	9"	LIVE OAK
61432	8"	LIVE OAK
61433	7"	LIVE OAK
61434	6"	LIVE OAK
61435	6"	LIVE OAK
61436	7"	LIVE OAK 2-BOLE (5.4)
61437	6"	LIVE OAK
61438	12"	LIVE OAK
61439	12"	CEDAR
61440	12"	LIVE OAK 2-BOLE (8.8)
61441	6"	LIVE OAK
61442	8"	LIVE OAK 2-BOLE (6.4)
61443	6"	LIVE OAK
61444	6"	LIVE OAK
61445	7"	LIVE OAK
61446	6"	CEDAR
61447	7"	LIVE OAK
61448	9"	CEDAR
61449	28"	SPANISH OAK 4-BOLE (15.9.9.9)
61450	9"	CEDAR
61451	11"	SPANISH OAK
61452	6"	LIVE OAK
61453	7"	LIVE OAK
61454	14"	CEDAR
61455	16"	CEDAR
61456	7"	LIVE OAK
61457	6"	LIVE OAK
61458	6"	LIVE OAK
61459	7"	LIVE OAK
61460	12"	LIVE OAK
61461	6"	LIVE OAK
61462	10"	LIVE OAK
61463	7"	LIVE OAK
61464	21"	LIVE OAK 3-BOLE (13.8.9)
61465	8"	LIVE OAK
61466	13"	LIVE OAK
61467	9"	LIVE OAK 2-BOLE (7.4)
61468	18"	CEDAR
63356	9"	LIVE OAK
63357	6"	CEDAR
63358	6"	LIVE OAK
63359	10"	CEDAR 2-BOLE (8.4)
63360	8"	CEDAR
63361	9"	CEDAR
63362	8"	LIVE OAK
63363	11"	LIVE OAK
63364	10"	CEDAR
63365	9"	LIVE OAK
63366	7"	CEDAR
63367	6"	LIVE OAK
63368	7"	LIVE OAK
63369	9"	CEDAR
63370	7"	LIVE OAK
63371	7"	LIVE OAK
63372	8"	CEDAR
63373	6"	LIVE OAK
63374	17"	CEDAR
63375	11"	CEDAR 2-BOLE (9.4)
63376	7"	LIVE OAK
63377	12"	CEDAR
63378	8"	LIVE OAK 2-BOLE (6.4)
63379	11"	CEDAR 2-BOLE (7.7)
63380	8"	CEDAR
63381	9"	CEDAR
63382	9"	LIVE OAK
63383	11"	LIVE OAK
63384	9"	CEDAR
63385	12"	CEDAR
63386	15"	CEDAR 2-BOLE (12.6)
63387	9"	CEDAR
63388	7"	CEDAR
63389	15"	CEDAR
63390	10"	CEDAR
63391	8"	CEDAR
63392	7"	CEDAR
63393	10"	CEDAR
63394	12"	LIVE OAK
63395	7"	CEDAR
63396	8"	CEDAR
63397	10"	CEDAR 2-BOLE (7.6)
63398	6"	LIVE OAK
63399	7"	CEDAR
63400	6"	LIVE OAK 2-BOLE (4.3)

NO	REVISIONS	DRN	CHK	DATE

RAMSEY LAND SURVEYING
TBPLS FIRM LICENSE NO. 10033200
P.O. BOX 92768
AUSTIN, TEXAS 78709-2768
PHONE (512) 301-9398
cseward@rlsurveying.com

ADDRESS: 4411 MIRADOR DRIVE

TOPOGRAPHIC SURVEY OF A PORTION OF LOT 15, BLOCK A BARTON CREEK SECTION M DOC. NO. 200000301 OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

DRAWN BY	MCO
CHECKED	CS
DATE	01-09-2019
PROJECT NO	1924-05
DRAWING NO	1 OF 1
SHEET NO.	1924.01
FILENAME	1924\BCM15ATMSP.DGN