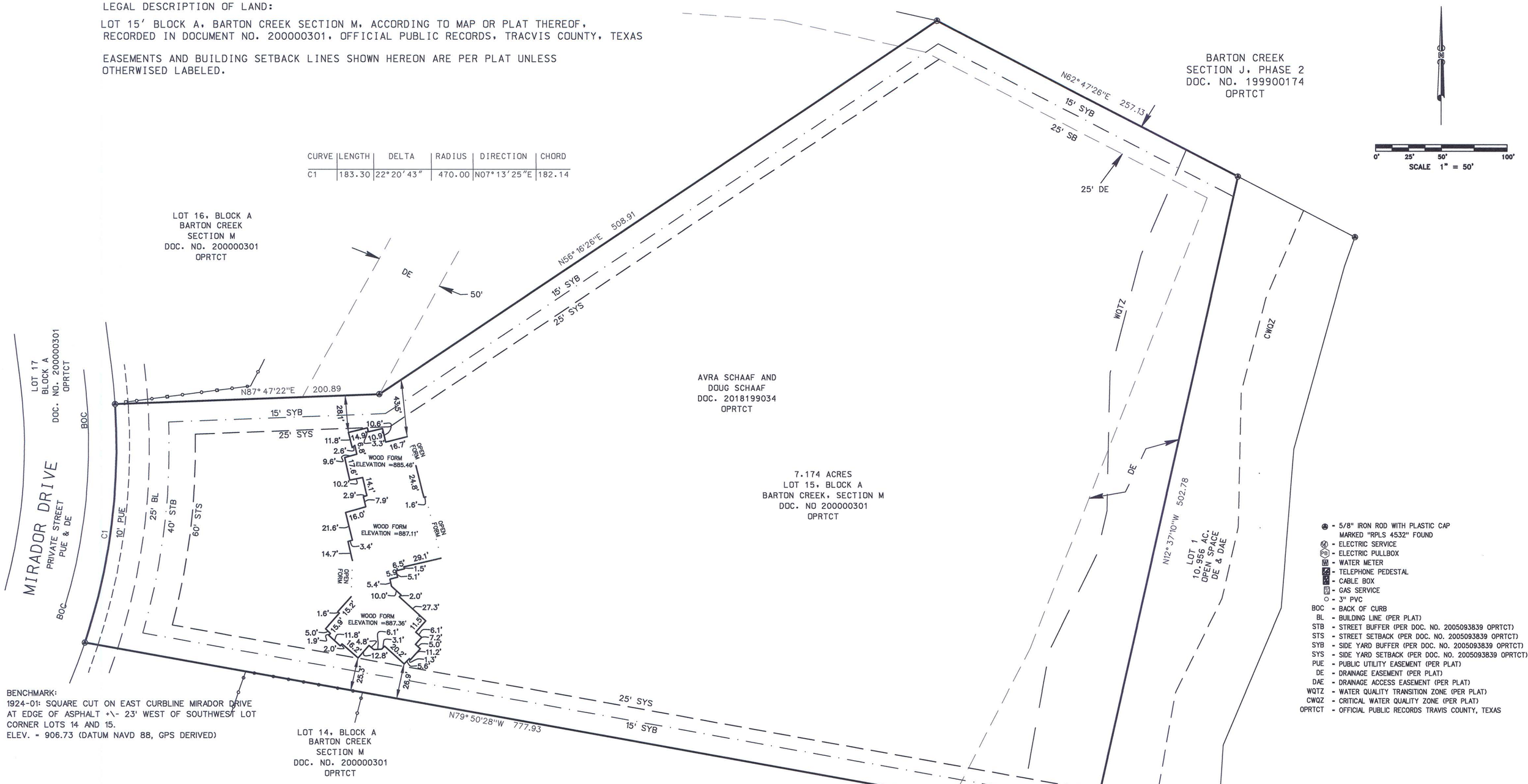
LEGAL DESCRIPTION OF LAND:

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

EASEMENTS AND BUILDING SETBACK LINES SHOWN HEREON ARE PER PLAT UNLESS OTHERWISED LABELED.

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)

- 5/8" IRON ROD WITH PLASTIC CAP MARKED "RPLS 4532" FOUND
- ELECTRIC SERVICE
- ELECTRIC PULLBOX
- WATER METER
- TELEPHONE PEDESTAL
- CABLE BOX
- GAS SERVICE
- 3" PVC

BOC - BACK OF CURB
BL - BUILDING LINE (PER PLAT)
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 (PER PLAT)
DE - DRAINAGE EASEMENT (PER PLAT)
DAE - DRAINAGE ACCESS EASEMENT (PER PLAT)
WQTZ - WATER QUALITY TRANSITION ZONE (PER PLAT)
CWQZ - CRITICAL WATER QUALITY ZONE (PER PLAT)
OPRTCT - OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS

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 01/08/2020
CLIFTON SEWARD, R.P.L.S. NO. 4337

STATE OF TEXAS REGISTERED CLIFTON SEWARD 4337 PROFESSIONAL LAND SURVEYOR

FLOOD NOTE:

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. 48453C0560H, COMMUNITY NO. 480624 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.

NOTES:

1. ONLY WOOD FORMS ARE SHOWN FOR THE PURPOSE OF THIS SURVEY. THERE WERE OTHER IMPROVEMENTS UNDER CONSTRUCTION AT THE TIME OF THIS SURVEY THAT ARE NOT SHOWN HEREON.
2. THE ADRESS OF LOT 15, BLOCK A IS 4411 MIRADOR DRIVE, AUSTIN TEXAS 78735

DRAWN BY	CBC
CHECKED	CS
DATE	01/08/2020
PROJECT NO	1924
DRAWING NO	1924.02
SHEET NO.	1 OF 1
FILENAME	1924_FORM.dwg

FORM SUREVY
LOT 15, BLOCK A
BARTON CREEK SECTION M
DOC. NO. 200000301
OFFICIAL PUBLIC RECORDS,
TRAVIS COUNTY, TEXAS

RAMSEY LAND SURVEYING
TBPELS FIRM LICENSE NO. 10033200
6207 BEE CAVES RD, STE 160
AUSTIN, TEXAS 78746
PHONE (512) 301-9398
cseward@rlsurveying.com

NO	REVISIONS	DRN	CHK	DATE