

Waterloo Surveyors Inc.
SURVEY PLAT
AS-BUILT, TOPO AND TREE

OWNER:
GEGORY & CECILIA BATOR

ADDRESS:
1204 TAYLOR STREET
AUSTIN, TEXAS
78702

J163360HE

LEGEND

- RECORD CALL ()
IMPERVIOUS SQUARE FOOTAGE [sf]
BUILDING SETBACK LINE B.L.
PUBLIC UTILITY EASEMENT P.U.E.
DRAINAGE EASEMENT D.E.
FOUND IRON ROD FIR
SET IRON ROD WITH CAP SIRC
FOUND IRON ROD WITH CAP FIRC
FOUND IRON PIPE FIP
CITY OF AUSTIN ZONING COA
WATER VALVE (V)
WATER METER (W)
GAS METER (G)
UTILITY POLE/GUY ANCHOR (P) →
UTILITY LINE — P — P — P —
WOOD FENCE — □ — □ — □ —
CHAIN LINK FENCE — ○ — ○ — ○ —
FINISHED FLOOR ELEVATION FF ⊗
PRIMARY LINE ELEVATION PL ⊗
NEUTRAL LINE ELEVATION NL ⊗
TREE, DRIPLINE & NUMBER (⊗ #)

TREE LIST:

TYPE SIZE

- 39, ELM 10
60, ASH 8
61, ASH 20
66, ELM 11
83, ASH 8
84, ELM 8
97, HACKBERRY 10
98, PECAN 12
99, HACKBERRY 15
100, ELM 8
156, ELM 14

TREE NOTE:

THE TREE CIRCLES SHOWN HEREON HAVE ONE (1) FOOT RADIUS DRAWN FOR EVERY ONE (1) INCH OF MEASURED TRUNK DIAMETER. GENERALLY, TRUNK DIAMETER IS MEASURED AT A DISTANCE OF 4.5 FEET ABOVE GROUND LEVEL. MULTI-TRUNK TREES ARE DISPLAYED USING THE FOLLOWING FORMULA: SUM OF THE LARGEST TRUNK + 1/2 OF THE SUM OF SMALLER TRUNKS.

THE UNDERSIGNED DOES HEREBY CERTIFY TO TITLE RESOURCES GUARANTY COMPANY AS PER TITLE COMMITMENT HAVING A GENERAL FILE NUMBER 1537151-BOK AND AN EFFECTIVE DATE OF NOVEMBER 23, 2015.

LEGAL DESCRIPTION:

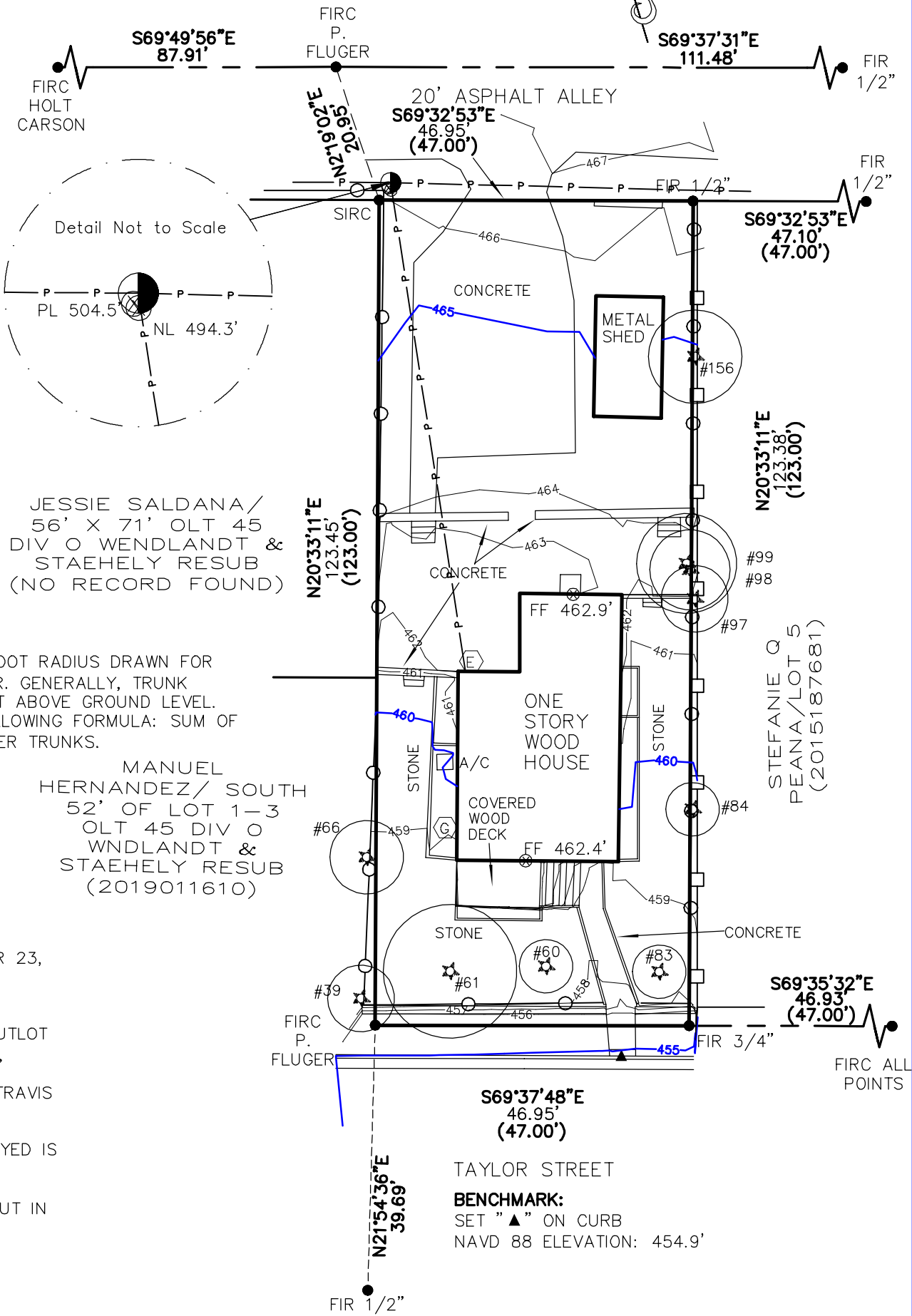
LOT 4, WENDLANDT & STAEHEL RESUBDIVISION IN OUTLOT 45 IN DIVISION "O", CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 88, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

AS PER CF No. 1537151-BOK, THE PROPERTY SURVEYED IS SUBJECT TO:

[1] ALL ITEMS, CONDITIONS AND STIPULATIONS SET OUT IN THE ABOVE REFERENCED TITLE COMMITMENT.

NOTE:

BEARING BASED ON THE TEXAS COORDINATE SYSTEM OF 1983(NAD83) CENTRAL TEXAS ZONE, BASED ON LOCAL GPS OBSERVATIONS.

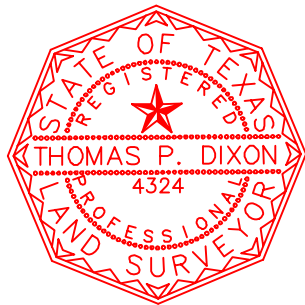


State of Texas:
County of Travis:

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: 24025C0065E
Zone: X Dated: 4-19-2016

Dated this the 30TH day of DECEMBER, 2020
Power Lines added this the 2nd day of AUGUST, 2021



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