

TREE LEGEND

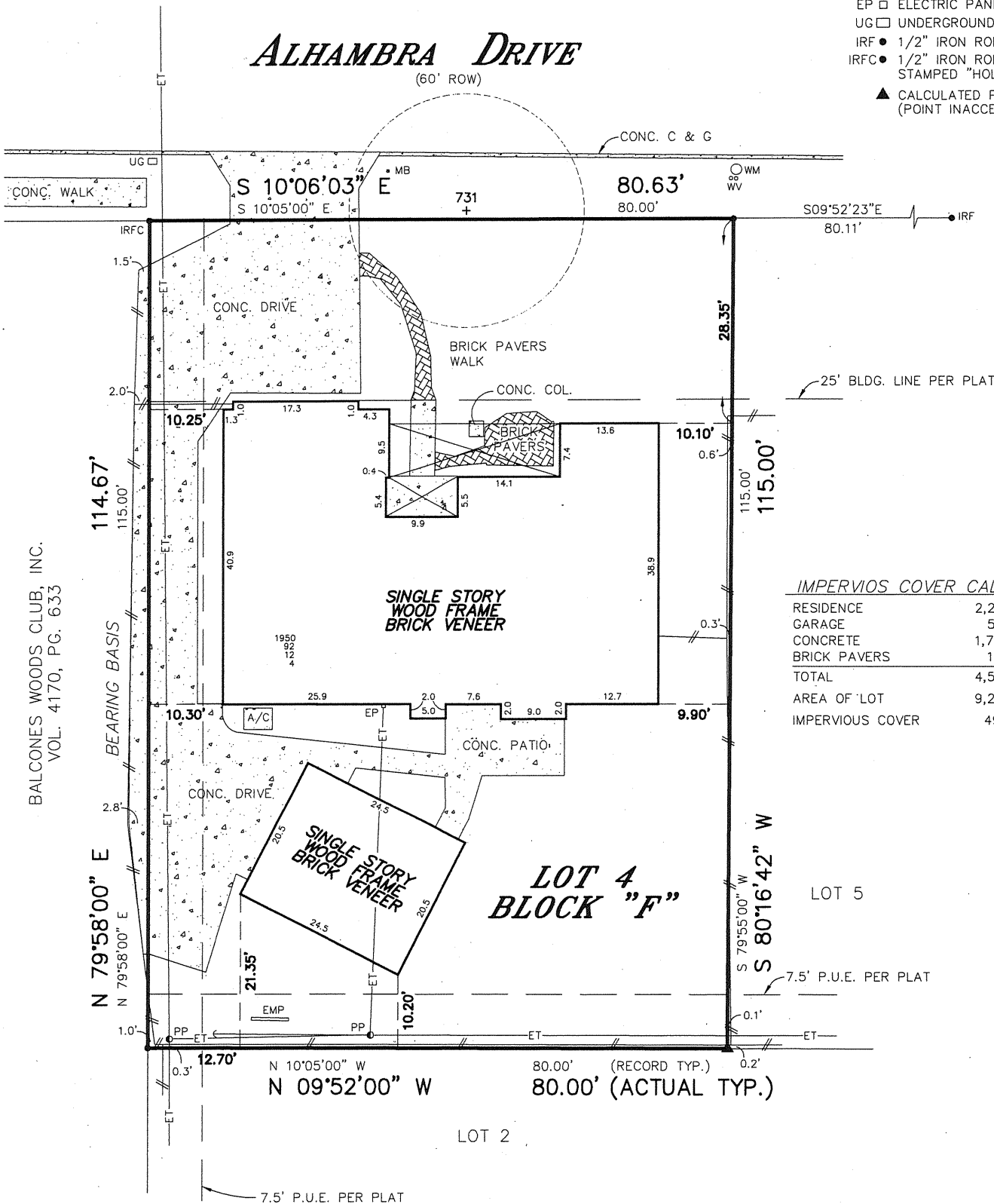
TAG #	TREE TYPE	TREE #	DIAMETER OF TREE/INCHES
731	OAK	1	32"

LEGEND

- PP● POWER POLE
- ET- OVERHEAD ELEC./TELE. LINE
- W F WOOD FENCE
- MB ■ MAILBOX
- WM○ WATER METER
- WV○ WATER VALVE
- EMP□ ELECTRIC METER/PANEL
- EP□ ELECTRIC PANEL
- UG□ UNDERGROUND UTILITY
- IRF● 1/2" IRON ROD FOUND
- IRFC● 1/2" IRON ROD FOUND W/CAP STAMPED "HOLT CARSON"
- ▲ CALCULATED POINT (POINT INACCESSIBLE)

ALHAMBRA DRIVE

(60' ROW)



IMPERVIOUS COVER CALCULATIONS

RESIDENCE	2,200 SQ. FT.
GARAGE	502 SQ. FT.
CONCRETE	1,748 SQ. FT.
BRICK PAVERS	126 SQ. FT.
TOTAL	4,576 SQ. FT.
AREA OF LOT	9,223 SQ. FT.
IMPERVIOUS COVER	49.6 %

A Title Commitment was NOT furnished to the Surveyor. The only Easements shown hereon are per the Subdivision Plat. The Surveyor does not assume any Liability for existence of any additional easements and/or restrictions encumbered to the Property.

PLAT OF SURVEY

Survey No. 2591

SCALE: 1" = 20'

GF =

Said lot is in Zone X as identified by the
Federal Emergency Management Agency on
Community Panel No. 48453C 0265K
Dated: JAN. 06, 2016

All corners are 1/2-inch iron rod found unless
otherwise noted. To the lien holders and/or
the owners of the premises surveyed.

LOT NO. 4 BLOCK NO. "F"

ADDITION OR SUBDIVISION BALCONES WOODS SECTION TWO, BOOK 59, PAGE 57, PLAT RECORDS

STREET ADDRESS 11202 ALHAMBRA DRIVE CITY AUSTIN COUNTY TRAVIS

SURVEY FOR MJE HOLDINGS, LLC REFERENCE MJE HOLDINGS, LLC

TO: TEXAS NATIONAL TITLE, INC.

STATE OF TEXAS, COUNTY OF TRAVIS
I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS MADE THIS DAY ON THE GROUND AND IS TRUE AND CORRECT, AND THAT
THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN
PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

SNS ENGINEERING, INC.

12885 US Highway 183 North, Suite 101-B

Austin, Texas 78750

(512) 335-3944 * (512) 250-8685 (Fax) JM

721/67, DC



Edward W. Bradford
Date: 04-15-2025

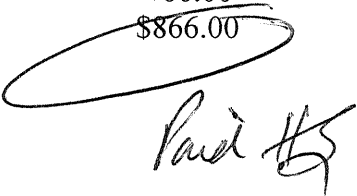
SNS ENGINEERING, INC.
12885 US Highway 183 North, Suite 101-B, Austin, Texas 78750
____ INVOICE ____

To: MJE Holdings
To: C/O Texas National Title
3508 Far West Boulevard
Suite 190
Austin, Texas 78731
Attn: Makaylee

Date: 04/09/2025

Survey No: 2591
Description: Title Survey & Impervious Cover
Lot 4, Block "F", Balcones Woods, Section Two,
11202 Alhambra Drive, Austin, Texas

Survey	\$600.00
Impervious Cover Calculations	200.00
Sales Tax	66.00
Total	\$866.00



REF: MJE Holdings, LLC
GF No. -

