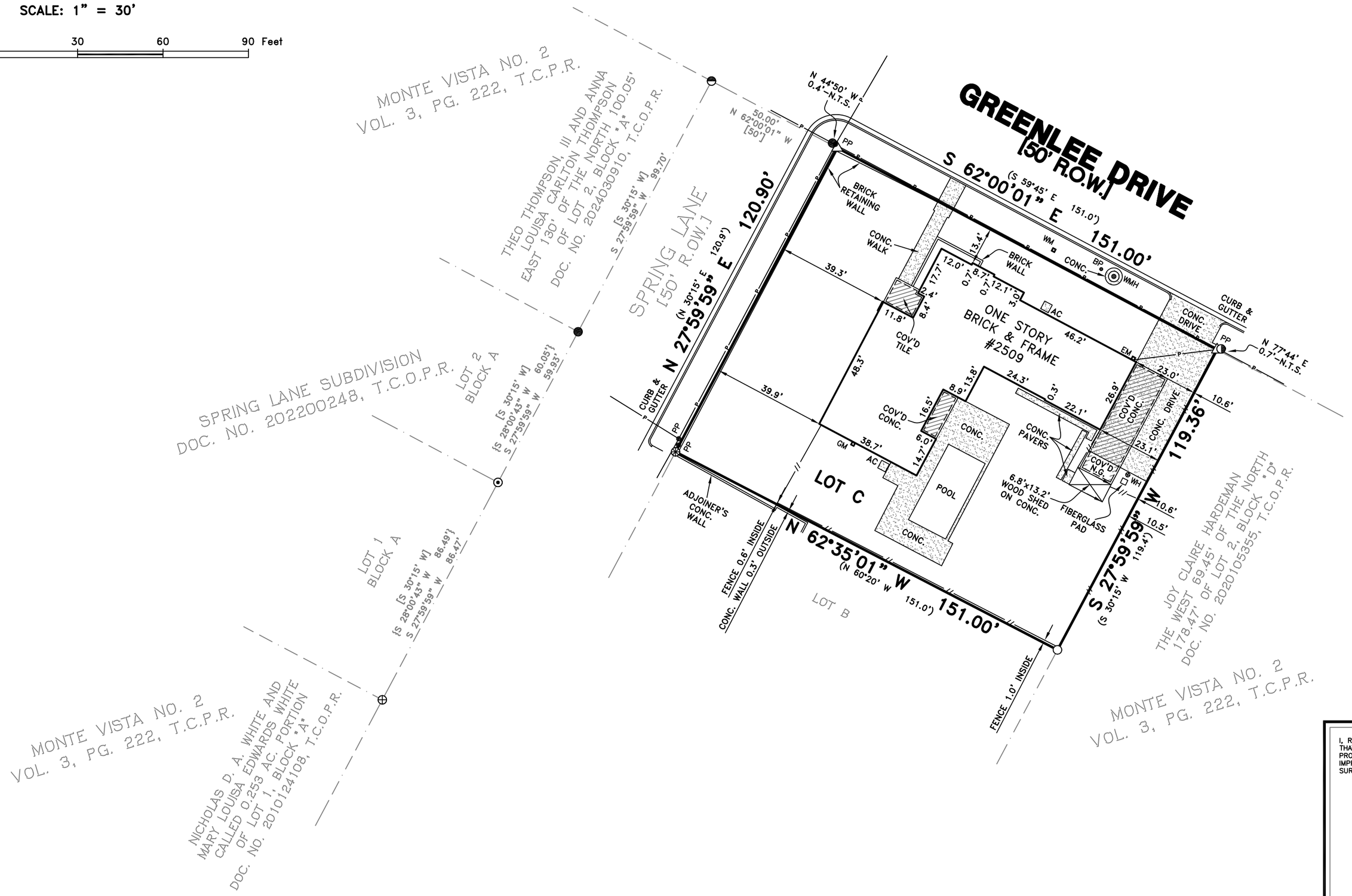
SURVEY OF LOT C
RESUBDIVISION OF LOT 1, BLOCK D, MONTE VISTA ADDITION NO. 2
VOLUME 684, PAGE 87, T.C.D.R.
TRAVIS COUNTY, TEXAS

N
W E
S

SCALE: 1" = 30'

30 0 30 60 90 Feet



LEGEND

EM	– ELECTRIC METER
GM	– GAS METER
BP	– 4" BLUE PIPE
WMH	– WATER MANHOLE
WH	– 6" WELLHEAD
WM	– WATER METER
PP	– POWER POLE
—P—	– OVERHEAD POWER LINE
—//—	– WOOD FENCE
N.G.	– NATURAL GROUND
N.T.S.	– NOT TO SCALE
( )	– RECORD INFORMATION VOLUME 684, PAGE 87, T.C.D.R.
[ ]	– RECORD INFORMATION – VOLUME 3, PAGE 222, T.C.P.R.
{ }	– RECORD INFORMATION – DOCUMENT NO. 202200248, T.C.O.P.R.
	– SET CUT "X"
	– FOUND MAG NAIL
	– FOUND 5/8" IRON ROD
	– FOUND 3/4" IRON ROD
	– FOUND 1/2" IRON ROD
	– FOUND CAPPED 1/2" IRON ROD
	– SET CAPPED 1/2" IRON ROD "WLSA 10110400"
	– CALCULATED POINT

GENERAL NOTES

1) THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT GF NO. 24-801606-AM OF CAPITAL TITLE, EFFECTIVE DATE OF MAY 1, 2024. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY.

2) BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83.

3) THE SUBJECT PROPERTY IS LOCATED IN ZONE "X(UNSHADED)" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480624 0455K, REVISED JANUARY 22, 2020. ZONE DETERMINATION WAS DONE BY GRAPHIC PLOTTING FROM THE FEMA MAP. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

4) SUBJECT TO ALL APPLICABLE CITY AND/OR COUNTY DEVELOPMENT CODES AND ORDINANCES.

I, RONNIE WILLIS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON. THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. SURVEYOR FOR WINDROSE LAND SERVICES – AUSTIN.

STATE OF TEXAS
REGISTERED
RONNIE WILLIS
5462
PROFESSIONAL
LAND SURVEYOR

06/14/24

RONNIE WILLIS
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR
R.P.L.S. NO. 5462

DATE

PURCHASER: –
ADDRESS: 2509 GREENLEE DRIVE, AUSTIN, TX 78703

LENDER: –
TITLE COMPANY: CAPITAL TITLE

FIELDED BY: CW 06/12/24
DRAWN BY: WS 06/14/24
CHECKED BY: RW 06/14/24

JOB NO. 43192
SHEET 1 OF 1

REVISIONS

DATE	REASON
–	–

Windrose Land Services - Austin

4120 Commercial Center Dr.
Suite 300
Austin, Texas 78744
FIRM REGISTRATION NO. 10110400

Telephone: (512) 326-2100
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