



R.V. MATHIAS, ET UX, TO
 MARK MATHIAS, ET UX,
 (0.92 ACRE)
 OCTOBER 19, 1992
 (11796/125)

**TOPOGRAPHIC AND TREE SURVEY
 ON PORTIONS OF LOT 11, WINDY COVE,
 A SUBDIVISION IN TRAVIS COUNTY, TEXAS,
 ACCORDING TO THE MAP OR PLAT THEREOF,
 AS RECORDED IN VOLUME 17, PAGE 41,
 PLAT RECORDS OF TRAVIS COUNTY, TEXAS.**

MARIAN B. WHEELOCK, TRUSTEE, ET VIR, TO
 DAVID R. RICHARD, ET UX,
 (TRACT 3: 6.358 ACRES)
 FEBRUARY 4, 2000
 (2000017983)

BEARING BASIS
 N 34°17'00"E 251.23'
 (N 34°17'E 251.23')

SURVEYOR'S NOTES:

1. THE 20' ROAD EASEMENT SET OUT ALONG THE WESTERLY LINE OF LOT 11 ON THE RECORDED PLAT (28/41), PLAT RECORDS OF TRAVIS COUNTY, TEXAS, WAS ABANDONED BY ORDER OF THE TRAVIS COMMISSIONERS' COURT ON NOVEMBER 7, 1966 AS RECORDED IN (3238/2239) DEED RECORDS OF TRAVIS COUNTY, TEXAS.
2. THE SOUTHEAST LINE OF THIS TRACT OF LAND IS SUBJECT TO THAT BOUNDARY LINE AGREEMENT EXECUTED ON SEPTEMBER 15, 1973 BY D.L. LANDRUM, MONROE VIVION, JAY FRANK POWELL AND ELEANOR V. POWELL
3. FOR ADDITIONAL INFORMATION REGARDING THE CONSTRUCTION OF THE BOUNDARIES SHOWN HEREON, SEE McMINN LAND SURVEYING COMPANY SURVEY PLAT NO. 082014.

LEGEND

- IRON PIPE FOUND
- IRON ROD FOUND
- ▲ NAIL FOUND
- △ CALCULATED POINT
- 1/2" IRON ROD SET W/CAP MARKED "RPLS 4267"
- "B" PROBABLE BUSH MONUMENT
- "TF" CAP MARKED "TERRA FIRMA"
- "TF?" CAP WITH ILLIGIBLE MARKINGS SAME SIZE AND TYPE AS THOSE MARKED "TF"
- "MMT" CAP MARKED "MM TRAV" McGRAY & McGRAY TRAVERS POINT
- "PLS" CAP MARKED "PRECISE LAND SURV"

WATER FRONTAGE PER THIS SURVEY:

TRACT 1	= 53'
TRACT 2	= 240'
TOTAL	= 293'

PER COA FLOOD PRO:

100-YEAR FLOOD ELEV. = 494.54'
 500-YEAR FLOOD ELEV. = 511.20'

TREE LIST:

T-1	34"	PECAN
T-2	36"	PECAN
T-3	39"	CYPRESS
T-4	30"	CYPRESS
T-5	34"	CYPRESS
T-6	31"	CYPRESS

McMinn
 Land Surveying Company
 4008 GREENMOUNTAIN LANE
 AUSTIN, TEXAS 78759
 (512) 343-1970
 FIRM NO. 10094300
 CMM

DATE: OCTOBER 12, 2025
 J.O.N.O.: 090125

1810 ROCKCLIFF ROAD
 (50' R.O.W.)