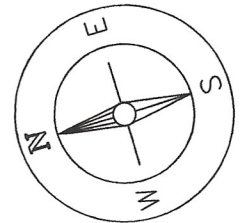


SURVEY PLAT

CENTER 49 FEET OF LOTS 14 AND 15, BLOCK 12F, FAIRVIEW PARK ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 2, PAGE 166 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

ADDRESS:
1709 DRAKE AVENUE
AUSTIN, TEXAS



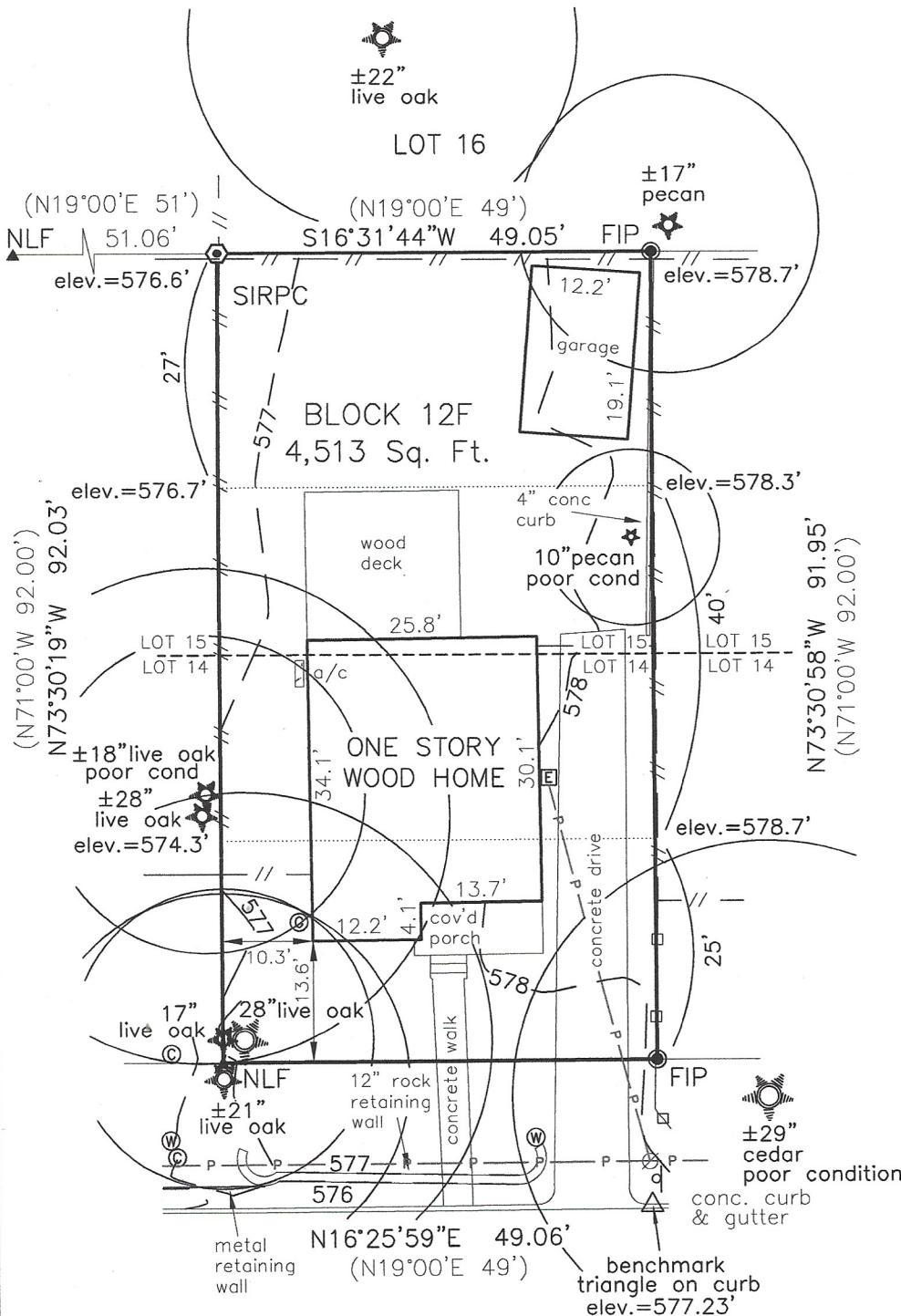
GRAPHIC SCALE
1" = 20'

BEARING BASIS:
TEXAS COORDINATE SYSTEM
CENTRAL ZONE (4203), NAD83
U.S. SURVEY FEET (GRID)
ELEVATIONS ARE BASED ON
THE N.A.V.D. 88, GEOID 12B.

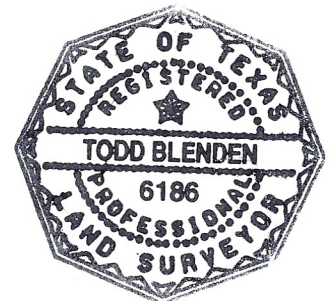
LEGEND

1/2" FOUND IRON PIPE	FI PC 
60D NAIL FOUND	NLF ▲
SET IRON W/CAP	SIR PC 
RECORD INFORMATION	()
WOOD FENCE	— // —
METAL FENCE	— □ —
UTILITY POLE	⊗
UTILITY/POWER LINE	— P —
WATER METER	Ⓜ
ELECTRIC METER	ⓔ
GAS METER	ⓐ
SIGN	Ⓢ

NOTE:
THIS SURVEY WAS PERFORMED
WITHOUT THE BENEFIT OF A
TITLE COMMITMENT AND OTHER
RIGHTS AND RESTRICTIONS MAY
APPLY.



#1709 Drake Avenue
(60' R.O.W.)



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 1A & 6 Condition II Survey. I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Emergency Management Agency, FIRM Flood hazard boundary map revised as per Map Number:48453C0605K Zone:X Dated:1/22/2020. Dated this 4th day of May, 2021.

Todd Blenden, R.P.L.S. 6186
Commercial Engineering, PLLC