



**ST. STEPHENS SCHOOL RD.**  
(60' R.O.W.)

A=171.06' R=402.31'  
CH=N 18°32'59" E 169.77'  
(CH=N 18°20' E 169.58')

**LEGEND**

- 1/2" REBAR FOUND
- 1/2" CAPPED REBAR SET
- 1/2" IRON PIPE FOUND
- ▲ 60D NAIL FOUND
- △ 60D NAIL SET
- CAPPED REBAR FOUND
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ( ) PER PLAT
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- OH OVERHEAD UTILITY LINE
- POWER POLE
- AC AIR CONDITIONER
- TP TRANSFORMER PAD

- Notes:
- 1) Subject to restrictions and easement rights recorded in Volume 82, Page(s) 173 of the Plat Records; Volume 7765, Page 786 of the Deed Records; Document Nos. 2018176887, Document No. 2018188418, Document No. 2018189101, Document No. 2019012682, Document No. 2020104336 and Document No. 2022034301 of the Official Public Records, all as recorded in Travis County, Texas.
  - 2) Subject to Blanket Type Power and telephone line easements recorded in Volume 554, Page 502 and Volume 554, Page 503, and transferred to Southwestern Bell Telephone Company in Volume 676, Page 298 of the Deed Records.
  - 3) Subject to Joint Access Agreement recorded under Document No. 2005014574 of the Official Public Records.

STATE OF TEXAS  
REGISTERED  
**VICTOR M. GARZA**  
4740  
Professional Surveyor

TO THE LIENHOLDER AND/OR PRESENT OWNERS OF THE PREMISES SURVEYED AND TO  
**HERITAGE TITLE COMPANY OF AUSTIN, INC.**  
**TITLE RESOURCES GUARANTY COMPANY**

I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION, OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS PREPARED IN ACCORDANCE WITH THE TITLE COMMITMENT REFERENCED HEREON, AND THAT THERE ARE NO VISIBLE BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON. BUILDING DIMENSIONS ARE APPROXIMATE.

STREET ADDRESS: 23 ST. STEPHENS SCHOOL RD. CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS  
 LOT: 7 SUBDMISION: ROB ROY PHASE THREE VOL/CAB 82 PG/SLD 173 PLAT RECORDS  
 REFERENCE NAME: SONIA CARVALHO AND JAISON JUSTIN G.F. #: 202201694

**B & G SURVEYING, LLC**  
FIRM REGISTRATION NO. 100363-00  
[WWW.BANDGSURVEY.COM](http://WWW.BANDGSURVEY.COM)  
1404 West North Loop Blvd.  
Austin, Texas 78756 - Office 512\*458-6969

JOB #: B0408222\_TA  
DATE: 04/26/2022  
SCALE: 1" = 40'

FIELD WORK BY	JAVI	04/26/22
CALC'D BY	VICTOR	04/26/22
DRAFTED BY	MAYA	04/26/22
CHECKED BY	VG/ML	04/26/22