

SAMFORD & ASSOCIATES
LAND SURVEYING

TEL: 441-5601 - TX FIRM: 10103700

SURVEY PLAT

1400 HILLSIDE TERRACE
BUDA, TEXAS 78610

DETAILED IMPERVIOUS COVER BREAKDOWN

AREAS CONSIDERED 100% IMPERVIOUS COVER PER WEST LAKE CITY ORDINANCE

ACTUAL HOUSE FOOTPRINT = 4,731 SQ. FT. IMPERVIOUS COVER
CONCRETE DRIVEWAY = 2,340 SQ. FT. IMP. COVER
TILE POOL DECK & TILE STEPS = 1,492 SQ. FT. IMPERVIOUS COVER
POOL, SPA & CATCH BASIN = 997 SQUARE FEET IMPERVIOUS COVER
STONE WORK AT FRONT ENTRY = 382 SQ. FT. IMPERVIOUS COVER
STONE WALKWAY NEAR DRIVEWAY = 111 SQ. FT. IMPERVIOUS COVER
ROCK WALL AROUND DRAIN AREA = 46 SQ. FT. IMPERVIOUS COVER
AIR CONDITIONER PAD = 57 SQ. FT. IMPERVIOUS COVER
100% IMPERVIOUS COVER TOTAL = 10,156 SQ. FT.

CANTILEVERED HOUSE OVERHANGS NOT INCLUDED IN IMPERVIOUS CALCULATIONS - SEE CONFIRMATION EMAIL FROM THE CIT OF WESTLAKE DATED 05/21/18 ON FILE AT THE OFFICE OF THE UNDERSIGNED

AREAS CONSIDERED 50% IMPERVIOUS COVER PER WEST LAKE CITY ORDINANCE

GRAVEL AREA ADJACENT TO FRONT ENTRY = 194 SQ. FT. @ 50% = 97 SQ. FT. IMP. COVER
LOOSE ROCK DRAINAGE AREA ADJACENT TO POOL = 96 SQ. FT. @ 50% = 48 SQ. FT. IMP. COVER

*NOTE THERE ARE ADDITIONAL LANDSCAPED PLANTER AREAS THAT CONTAIN OF PORTIONS GRAVEL AS SHOWN HEREON, THESE AREAS ARE OBVIOUSLY CONSTRUCTED AS PLANTERS AND HAVE A SIGNIFICANT AMOUNT OF VEGETATION GROWING WITHIN THEM, FOR THE PURPOSES OF THESE CALCULATIONS SAID AREAS WERE NOT CONSIDERED AS IMPERVIOUS COVER & CONTAIN APPROXIMATELY 1,150 SQUARE FEET

SUMMARY

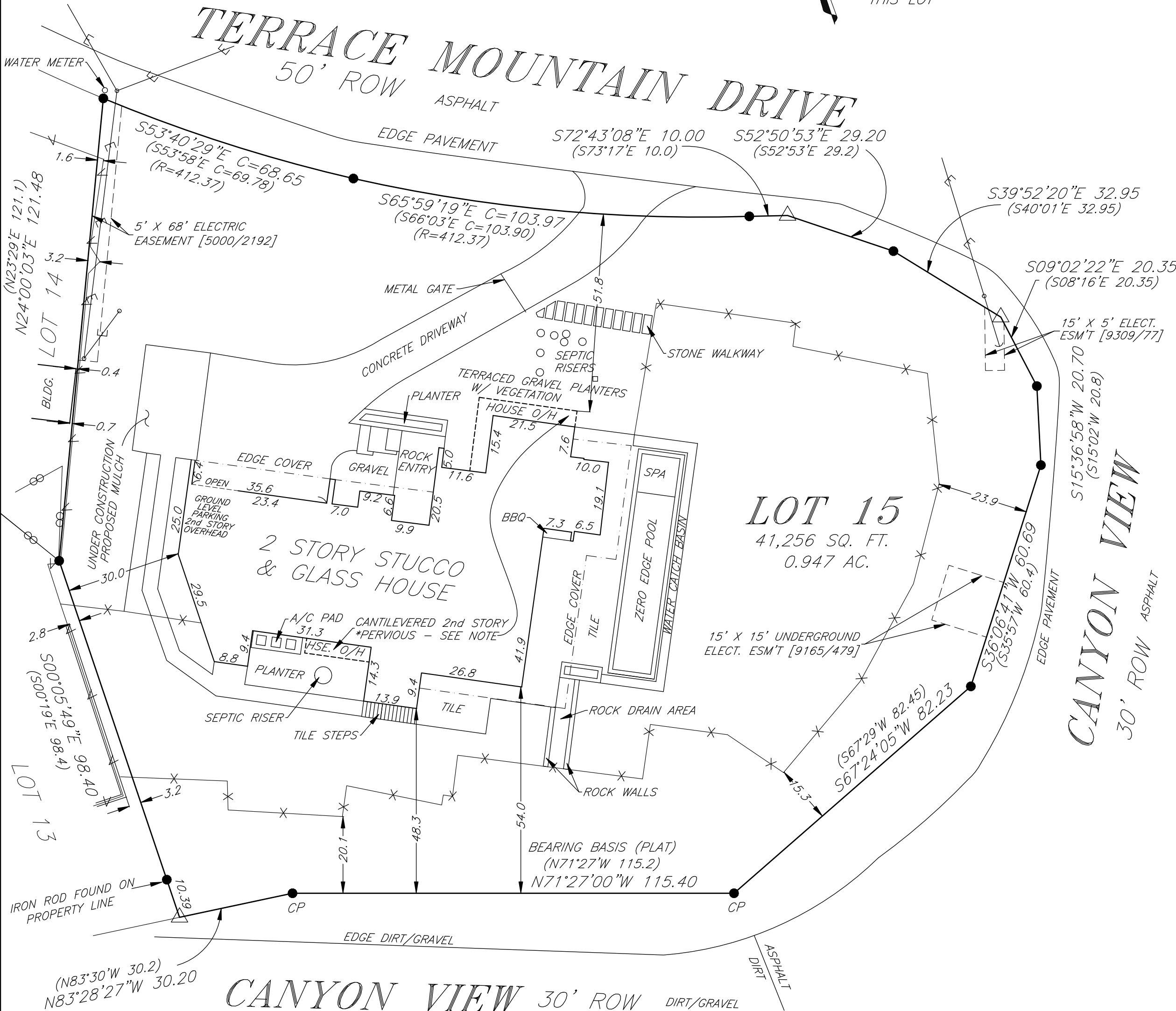
TOTAL IMPERVIOUS COVER = 10,301 SQUARE FEET
TOTAL LOT AREA = 41,256 SQUARE FEET
IMPERVIOUS COVER PERCENTAGE = 24.97%

SCALE: 1"=40'

LEGEND

- CP = CONTROL POINT
● = IRON ROD FOUND
△ = CALCULATED POINT
—○— = CHAIN LINK FENCE
—X— = WIRE FENCE
—⚡— = OVERHEAD ELECTRIC
—V— = WROUGHT IRON FENCE
() = FROM PLAT RECORDS
[] = FROM DEED RECORDS

NOTE: SEE AFFIDAVIT TO THE PUBLIC OF RECORD IN DOC. No. 2012154371 REGARDING MAINTENANCE OF AN ON-SITE SEWAGE FACILITY PRESENT ON THIS LOT



ADDRESS: TERRACE MOUNTAIN DRIVE, WEST LAKE HILLS, TEXAS 78746

LEGAL DESCRIPTION:

LOT , BLOCK , TERRACE MOUNTAIN OR BLOCK O, STONEHENGE ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 8, PAGE 93, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

F.I.R.M. STATEMENT: ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) No. 48453C0445J, DATED 01/06/16, THIS PROPERTY IS LOCATED IN ZONE X, DEFINED THEREON AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN..."

CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

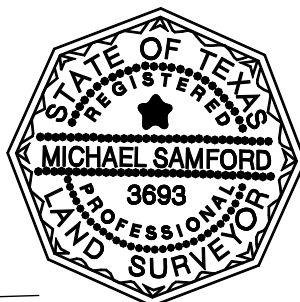
BUYER(S): GARHENG KONG AND MELISSA KONG
SELLER: STUART GRIMSHAW AND ANNELIESE GRIMSHAW
LENDER:

G.F.#: 1744607-WLK

TITLE CO.: INDEPENDENCE TITLE COMPANY

SURVEY DATE: 05/11/18

PLAN No.: 190123K FINAL SURVEY W/ IMPERVIOUS COVER CALCS. 09/19/19



MICHAEL SAMFORD, R.P.L.S. 3693
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