



**WATSON SURVEYING**  
 9501 CAP OF TEX HWY, #303  
 AUSTIN, TEXAS 78759  
 PHONE (512) 346-8566

**AS-BUILT SURVEY OF:**

LOCAL ADDRESS: 1215 ARCADIA AVENUE

FIRM LICENSE NO. 10034700

LEGAL DESCRIPTION: WEST 15' OF LOT 6 AND EAST 45' OF LOT 7,  
 BLOCK O, VIOLET CROWN HEIGHTS SECTION TWO, AS RECORDED IN  
 VOLUME 4, PAGE 311, PLAT RECORDS OF TRAVIS COUNTY, TEXAS

**LEGEND**

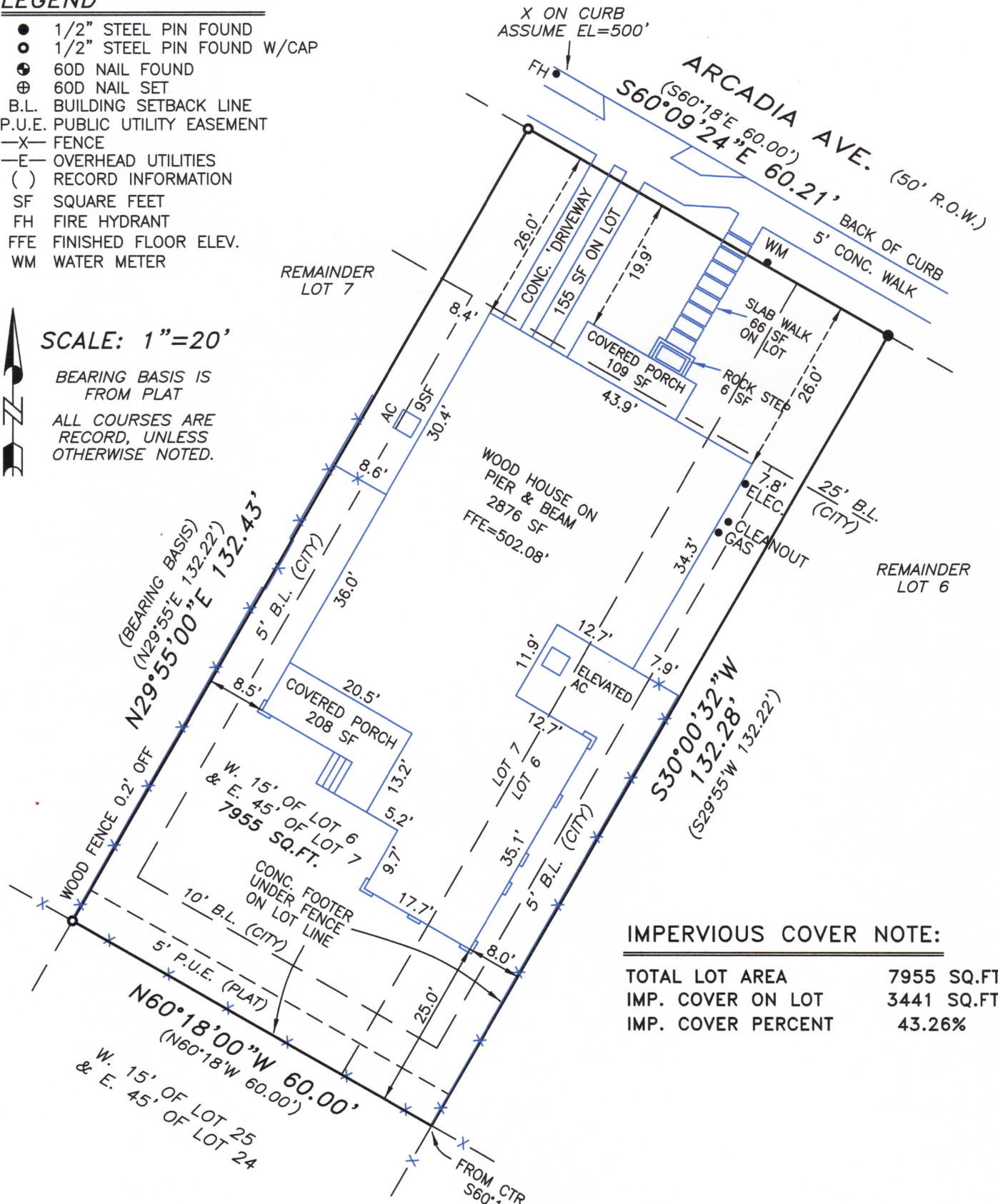
- 1/2" STEEL PIN FOUND
- 1/2" STEEL PIN FOUND W/CAP
- ⊕ 60D NAIL FOUND
- ⊕ 60D NAIL SET
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- X- FENCE
- E- OVERHEAD UTILITIES
- ( ) RECORD INFORMATION
- SF SQUARE FEET
- FH FIRE HYDRANT
- FFE FINISHED FLOOR ELEV.
- WM WATER METER



SCALE: 1"=20'

BEARING BASIS IS FROM PLAT

ALL COURSES ARE RECORD, UNLESS OTHERWISE NOTED.



**IMPERVIOUS COVER NOTE:**

TOTAL LOT AREA	7955 SQ.FT.
IMP. COVER ON LOT	3441 SQ.FT.
IMP. COVER PERCENT	43.26%

THIS SURVEY REFLECTS AND IS LIMITED TO THOSE EASEMENTS VISIBLE ON THE GROUND, AND THOSE EASEMENTS OF RECORD LISTED IN SCHEDULE "B" OF OLD REPUBLIC NATIONAL TITLE INS. CO. COMMITMENT NO. GF 28814

BUILDING LINES WILL BE IN CONFORMANCE WITH CURRENT CITY OF AUSTIN ZONING ORDINANCE, IN ADDITION TO THOSE FOUND IN RESTRICTIVE COVENANTS.

FOR RESTRICTIONS ON THIS LOT SEE PLAT AND RESTRICTIVE COVENANTS (867/291, 894/609, 1034/201).

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON. THIS SURVEY IS NOT AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN HEREON.



*Stuart W. Watson*

STUART W. WATSON, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS LICENSE NUMBER 4550

DATED THIS 22 DAY OF JULY, 2022: