

A TREE AND TOPOGRAPHICAL AS-BUILT SURVEY OF LOT 56 OF THE KINGS VILLAGE, SECTION 2, PART 1, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER VOLUME No. 7, PAGE No. 51 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND DESCRIBED IN THAT CERTAIN WARRANTY DEED, CONVEYED TO JOSE J. ADAME, DATED SEPTEMBER 11, 2007 AND APPEARING OF RECORD UNDER DOCUMENT No. 2007178021 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

NOTES:

- 1). BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, CENTRAL ZONE 4203, UTILIZING THE LOCAL VRS NETWORK BASE No. PRS370780058369
- 2). GRID DISTANCES SHOWN ARE IN U.S. SURVEY FEET
- 3). ELEVATIONS FOR THIS SITE ARE BASED ON THE BENCHMARK PROVIDED BY CLIENT FROM HIS PREVIOUS TREE AND TOPOGRAPHICAL AS-BUILT SURVEY OF LOT 75 CALLING FOR A 1/2" IRON PIPE AT THE SOUTHWESTERLY CORNER OF LOT 75, HAVING A CALLED ELEVATION OF 819.66'
- 4). THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR A TITLE COMMITMENT. THERE MAY BE EASEMENTS, RESTRICTIONS OR OTHER MATTERS THAT ARE NOT LISTED OR SHOWN HEREON THAT AFFECT THE PROPERTY. THE SURVEYOR HAS MADE NO INDEPENDENT INQUIRY AS TO EASEMENTS AND RESTRICTIONS AFFECTING THE PROPERTY.
- 5). THIS TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FIRM FOR TRAVIS COUNTY, TEXAS, AND INCORPORATED AREAS FIRM PANEL No. 48453C0265KDATED JANUARY 6, 2016. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES HEREON, WILL BE FREE FROM FLOODING OF FLOOD DAMAGE. THE FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- 6). THIS TOPOGRAPHIC MAP DOES NOT REPRESENT A BOUNDARY SURVEY AND SHALL NOT BE USED FOR CONVEYANCE.
- 7). TREE CROWNS SHOWN HEREON, ARE A GRAPHICAL DEPICTION OF THE PROBABLE EXTENTS OF THE TREE CANOPY BASED ON THE TRUNK SIZE, USING THE FORMULA OF ONE (1) FOOT OF RADIUS FOR EVERY ONE (1) INCH OF TRUNK DIAMETER AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE TREE CANOPY.
- 8). UTILITY INFORMATION SHOWN HEREON, CONSTITUTES FIELD RECOVERY OF OBSERVED EVIDENCE OF UTILITIES, ADDITIONAL BURIED UTILITIES AND STRUCTURES SUCH AS ELECTRIC, TELEPHONE, CABLE TV AND PIPELINES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATED BURIED UTILITIES OR STRUCTURES. CONTACT APPROPRIATE AGENCIES FOR VERIFICATION OF UTILITY LOCATIONS PRIOR TO EXCAVATION OF SUBJECT TRACT.
- 9). ALL IMPROVEMENTS AND TOPOGRAPHICAL INFORMATION SHOWN HEREON FOR LOT 75 WAS UTILIZED FROM THE PREVIOUS SURVEY THE OWNER HAD PROCESSED AND PROVIDED TO US. SURVEYOR SHALL NOT BE HELD LIABLE FOR ANY DISCREPANCIES FOUND BETWEEN WHAT'S ON THE GROUND AND WHAT IS SHOWN HEREON.
- 10). POSSIBLE BOUNDARY SHORTAGE MAY BE PRESENT ALONG THE NORTH PROPERTY LINE OF LOT 56, PER THE LOCATION OF THE FOUND AND SHOWN HEREON BOUNDARY CORNER (NORTHWESTERLY CORNER OF SUBJECT TRACT), BUT COULD NOT BE VERIFIED WITHOUT ADDITIONAL BOUNDARY SEARCH AND RECOVERY.
- 11). NO BUILDING STRUCTURES WERE OBSERVED ON LOT 56 AT THE TIME OF THE ON THE GROUND SURVEY.

BENCHMARK NOTE:

B.M.
1/2" IRON PIPE, BEING THE SOUTHEASTERLY PROPERTY CORNER OF LOT 75
ELEVATION: 819.66'

T.B.M. #50
COTTON SPINDLE SET IN THE NORTHERLY EDGE OF ASPHALT ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF DAISY DRIVE.
ELEVATION: 829.46'

LEGEND

- BOUNDARY FOUND/SET (NOTED)
- CALCULATED POINT
- ⊕ BENCHMARK LOCATION
- ⊙ UTILITY POLE
- GUY WIRE
- OVERHEAD ELECTRIC
- EDGE OF PAVEMENT
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS

LOT 76
KING'S VILLAGE
SECTION 2, PART 1
(VOL. 7, PAGE 51)
P.R.T.C.T.
OWNER: JON P. TRAIL
(DOC. No. 2010103673)
O.P.R.T.C.T.

0.424 ACRES
(18,448 Sq. Ft.)
LOT 75
KING'S VILLAGE
SECTION 2, PART 1
(VOL. 7, PAGE 51)
P.R.T.C.T.
OWNER: ALICIA ADAME
(DOC. No. 2007190570)
O.P.R.T.C.T.

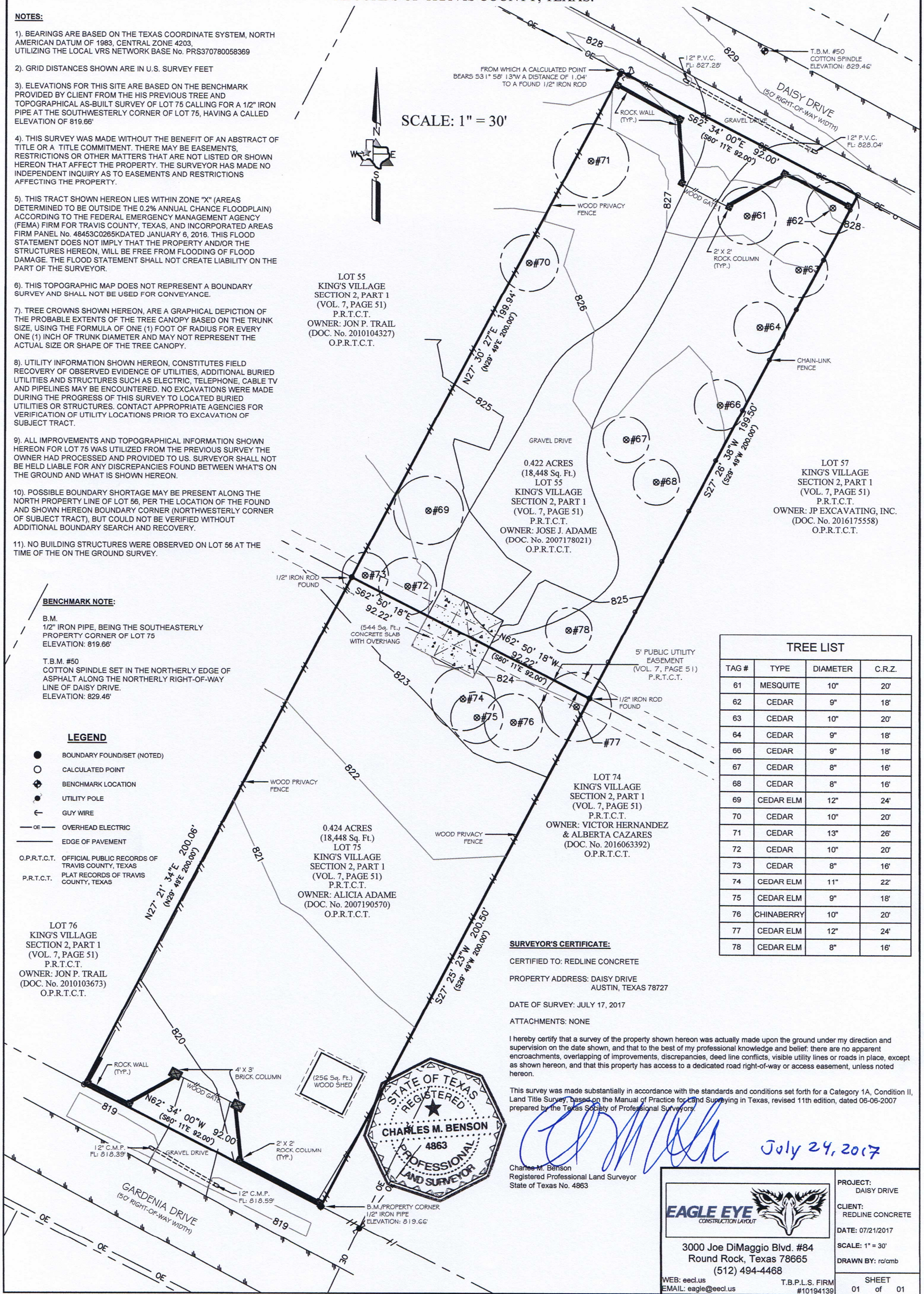
LOT 74
KING'S VILLAGE
SECTION 2, PART 1
(VOL. 7, PAGE 51)
P.R.T.C.T.
OWNER: VICTOR HERNANDEZ
& ALBERTA CAZARES
(DOC. No. 2016063392)
O.P.R.T.C.T.

LOT 55
KING'S VILLAGE
SECTION 2, PART 1
(VOL. 7, PAGE 51)
P.R.T.C.T.
OWNER: JON P. TRAIL
(DOC. No. 2010104327)
O.P.R.T.C.T.

0.422 ACRES
(18,448 Sq. Ft.)
LOT 55
KING'S VILLAGE
SECTION 2, PART 1
(VOL. 7, PAGE 51)
P.R.T.C.T.
OWNER: JOSE J. ADAME
(DOC. No. 2007178021)
O.P.R.T.C.T.

LOT 57
KING'S VILLAGE
SECTION 2, PART 1
(VOL. 7, PAGE 51)
P.R.T.C.T.
OWNER: JP EXCAVATING, INC.
(DOC. No. 2016175558)
O.P.R.T.C.T.

SCALE: 1" = 30'



TREE LIST

TAG #	TYPE	DIAMETER	C.R.Z.
61	MESQUITE	10"	20'
62	CEDAR	9"	18'
63	CEDAR	10"	20'
64	CEDAR	9"	18'
66	CEDAR	9"	18'
67	CEDAR	8"	16'
68	CEDAR	8"	16'
69	CEDAR ELM	12"	24'
70	CEDAR	10"	20'
71	CEDAR	13"	26'
72	CEDAR	10"	20'
73	CEDAR	8"	16'
74	CEDAR ELM	11"	22'
75	CEDAR ELM	9"	18'
76	CHINABERRY	10"	20'
77	CEDAR ELM	12"	24'
78	CEDAR ELM	8"	16'

SURVEYOR'S CERTIFICATE:

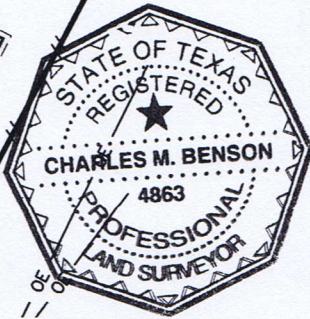
CERTIFIED TO: REDLINE CONCRETE
PROPERTY ADDRESS: DAISY DRIVE
AUSTIN, TEXAS 78727

DATE OF SURVEY: JULY 17, 2017
ATTACHMENTS: NONE

I hereby certify that a survey of the property shown hereon was actually made upon the ground under my direction and supervision on the date shown, and that to the best of my professional knowledge and belief, there are no apparent encroachments, overlapping of improvements, discrepancies, deed line conflicts, visible utility lines or roads in place, except as shown hereon, and that this property has access to a dedicated road right-of-way or access easement, unless noted hereon.

This survey was made substantially in accordance with the standards and conditions set forth for a Category 1A, Condition II, Land Title Survey, based on the Manual of Practice for Land Surveying in Texas, revised 11th edition, dated 06-06-2007 prepared by the Texas Society of Professional Surveyors.

Charles M. Benson
Registered Professional Land Surveyor
State of Texas No. 4863



[Handwritten Signature]
July 24, 2017



PROJECT:
DAISY DRIVE

CLIENT:
REDLINE CONCRETE

DATE: 07/21/2017

SCALE: 1" = 30'

DRAWN BY: rc/cmb

SHEET
01 of 01

3000 Joe DiMaggio Blvd. #84
Round Rock, Texas 78665
(512) 494-4468

WEB: eecul.us
EMAIL: eagle@eecul.us

T.B.P.L.S. FIRM
#10194139