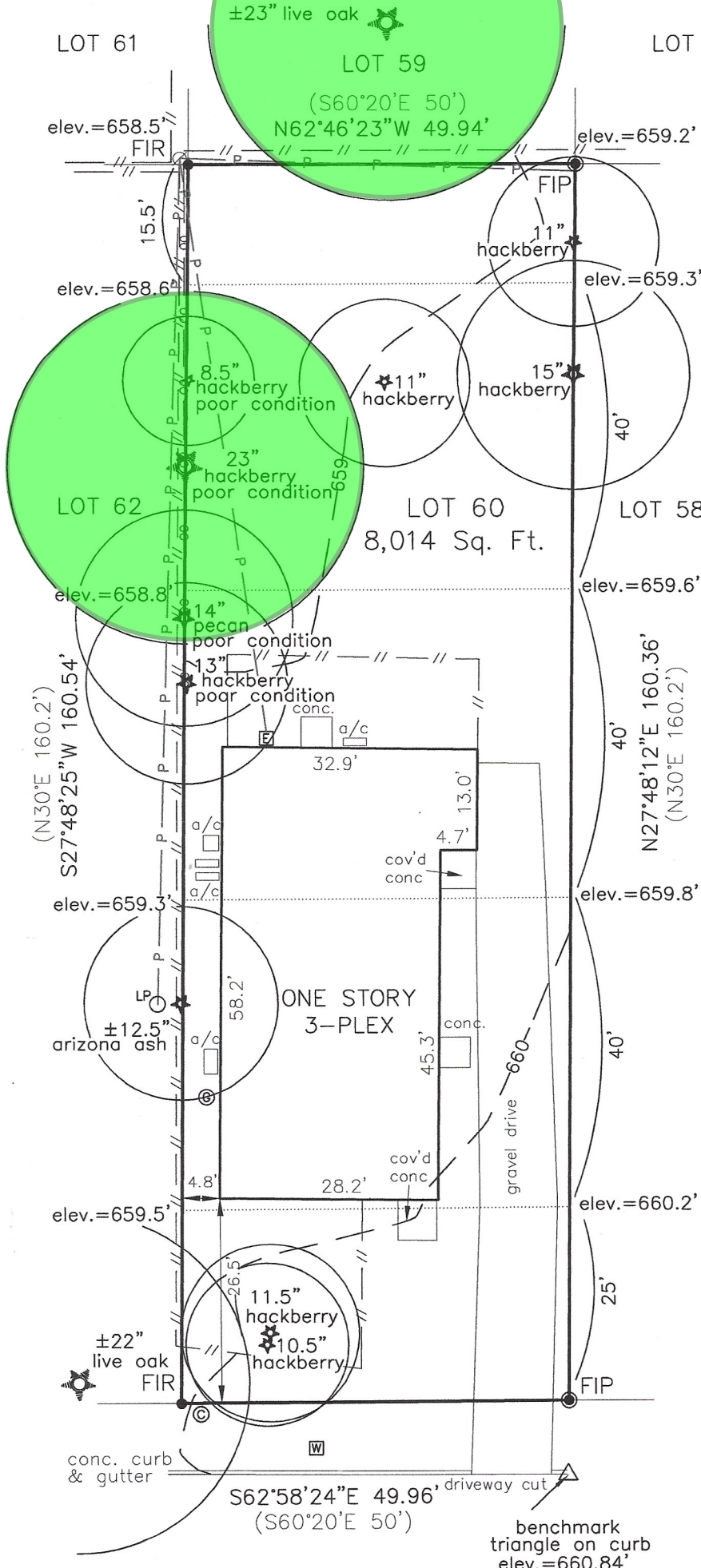


# COMMERCIAL ENGINEERING, PLLC

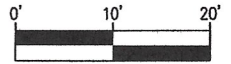
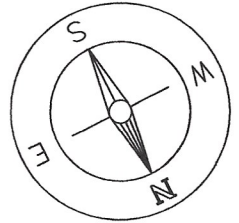
## SURVEY PLAT

**LEGAL DESCRIPTION:**

LOT 60, NORTHFIELD ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 3, PAGE 183 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.



ADDRESS:  
607 NELRAY BLVD  
AUSTIN, TEXAS



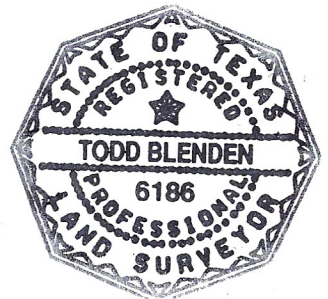
GRAPHIC SCALE  
1" = 20'

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 ROD  | FIR ●  |
| 1/2" FOUND IRON PIPE | FIP ●  |
| RECORD INFORMATION   | ( )    |
| WOOD FENCE           | — // — |
| CHAINLINK FENCE      | — oo — |
| UTILITY POLE         | ⊙      |
| UTILITY/POWER LINE   | — P —  |
| WATER METER          | ⊞      |
| ELECTRIC METER       | ⊞      |
| CLEANOUT             | ⊞      |
| GAS METER            | ⊞      |
| LIGHT POLE           | ○ LP   |

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



**#607 Nelray Blvd.**  
(50' 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: 48453C0455J Zone: X Dated: 1/6/2016. Dated this 17th day of March, 2021.

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