AS-BUILT SURVEY
OF A
CALLED 3.01 ACRES
DOCUMENT NO. 2015152317
OFFICIAL PUBLIC RECORDS,
TRAVIS COUNTY, TX

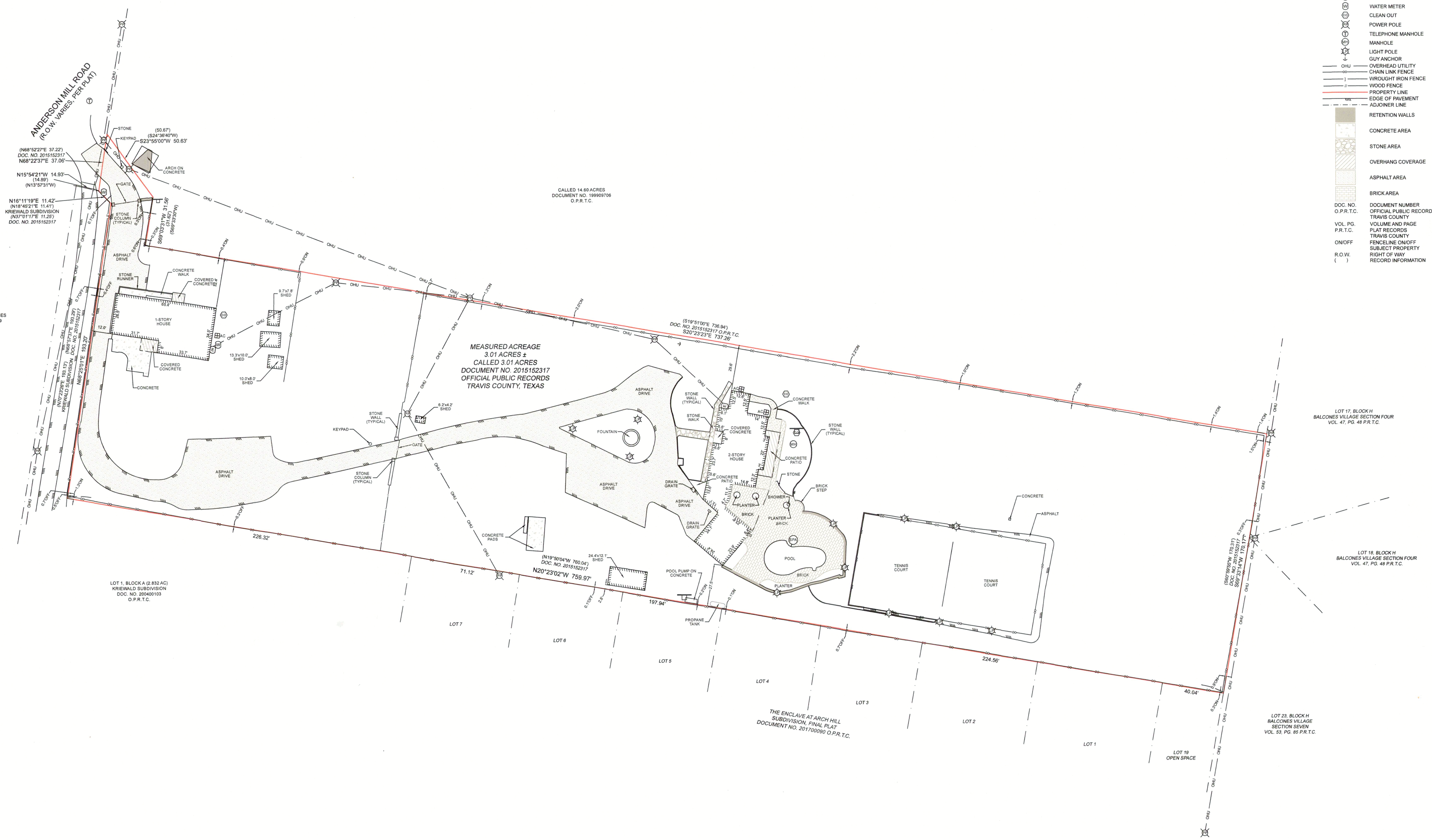
DATUM & BEARING BASIS

TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), NAD 83. ELEVATION DATA NAVD 88, GEOID 12B. DISTANCES IN US SURVEY FEET (GRID).

LEGEND

- 1/2" IRON ROD SET (PINK CAP "STAMPED "SURVEY WORKS 6356")
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON PIPE FOUND (UNLESS NOTED)
- FENCE POST
- CONCRETE MONUMENT
- 60D NAIL FOUND
- CALCULATED POINT
- ELECTRIC METER
- WATER METER
- CLEAN OUT
- POWER POLE
- TELEPHONE MANHOLE
- MANHOLE
- LIGHT POLE
- GUY ANCHOR
- OHU — OVERHEAD UTILITY
- CHAIN LINK FENCE
- WROUGHT IRON FENCE
- WOOD FENCE
- PROPERTY LINE
- EDGE OF PAVEMENT
- ADJOINER LINE
- RETENTION WALLS
- CONCRETE AREA
- STONE AREA
- OVERHANG COVERAGE
- ASPHALT AREA
- BRICK AREA

DOC. NO.	DOCUMENT NUMBER
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
VOL. PG.	VOLUME AND PAGE
P.R.T.C.	PLAT RECORDS TRAVIS COUNTY
ON/OFF	FENCELINE ON/OFF SUBJECT PROPERTY
R.O.W.	RIGHT OF WAY
( )	RECORD INFORMATION



GENERAL NOTES:

1) THIS PROPERTY IS SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS. SURVEYOR HAS MADE NO INVESTIGATION FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR OWNERSHIP TITLE EVIDENCE.
2) THIS SURVEY ONLY SHOWS ABOVE GROUND IMPROVEMENTS.
3) SUBJECT TO ALL APPLICABLE CITY OF AUSTIN DEVELOPMENT CODES AND ZONING ORDINANCES.
4) DUE TO DIFFERING BUILDING PRACTICES, BUILDING DIMENSIONS ARE APPROXIMATE.
5) ANY UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY.
6) OWNERSHIP DEED RECORDED IN DOCUMENT NO. 2015152317, TRAVIS COUNTY RECORDS. RECORD DOCUMENT DOES NOT MATHEMATICALLY CLOSE. RECORD BEARINGS AND DISTANCES SHOWN HEREON PER DOCUMENT.

I CERTIFY THAT THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF TEXAS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE OF LAST FIELD WORK: FEBRUARY 5, 2020

DEREK KINSAUL, R.P.L.S. NO. 6356 FEBRUARY 29, 2020

DRAWN BY: M. LEONARDO REVIEWED BY: DJK
FIELD CREW: J. DUPLECHAIN

REVISION #:

STATE OF TEXAS
REGISTERED
DEREK KINSAUL
6356
PROFESSIONAL
LAND SURVEYOR

SURVEYED FOR:
FREZZA
PROJECT NO. 20-0024
9911 ANDERSON MILL ROAD
AUSTIN, TX

SURVEY WORKS

INFO@SURVEYWORKSAUSTIN.COM
SURVEYWORKSAUSTIN.COM
1207 UPLAND DRIVE
AUSTIN, TX 78741
FIRM #10194157
(512) 599-8057

0 30 60
SCALE: 1" = 30'

SHEET
1 of 1