

Waterloo Surveyors SURVEY PLAT STANDARD LAND SURVEY

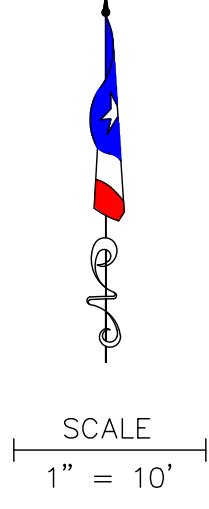
OWNER:
MARIA A. MARTINEZ MANAGEMENT TRUST OF 1999,
JOSE RAUL MARTINEZ TRUSTEE

GENERAL DESCRIPTION:
LOTS 49, 50 AND 51, WOODWARD INDUSTRIAL DISTRICT RESUBDIVISION OF
LOTS 32 - 44, INCLUSIVE, ACCORDING TO THE MAP OR PLAT THEREOF,
RECORDED IN VOLUME 6, PAGE 104, PLAT RECORDS,
TRAVIS COUNTY, TEXAS.

ADDRESS:
205 WOODWARD STREET, AUSTIN, TEXAS 78704 (LOT 49)
207 WOODWARD STREET, AUSTIN, TEXAS 78704 (LOT 50)
209 WOODWARD STREET, AUSTIN, TEXAS 78704 (LOT 51)

LINE TABLE (R)		
LINE #	BEARING	LENGTH
L1	N 53°2'00" W	28.25'
L2	N 24°49'00" W	38.84'

LINE TABLE (M)		
LINE #	BEARING	LENGTH
L1	N 58°54'00" W	28.25'
L2	N 27°51'00" W	38.84'



TREE NOTE:
THE TREE CIRCLES SHOWN HEREON HAVE ONE (1) FOOT RADIUS DRAWN FOR EVERY ONE (1) INCH OF MEASURED TRUNK DIAMETER. GENERALLY, TRUNK DIAMETER IS MEASURED AT A DISTANCE OF 4.5 FEET ABOVE GROUND LEVEL. MULTI-TRUNK TREES ARE DISPLAYED USING THE FOLLOWING FORMULA: SUM OF THE LARGEST TRUNK + 1/2 OF THE SUM OF SMALLER TRUNKS.

- TREE LIST:**
- #11: STACAOE, 19'10" WITH TAG
 - #83: ELM, 22" WITH TAG
 - #20: LIVE OAK, 8'2"
 - #21: LIVE OAK, 10'
 - #22: LIVE OAK, 6'4"
 - #23: LIVE OAK, 18" WITH TAG
 - #24: LIVE OAK, 11'
 - #25: PERSAN, 25" WITH TAG
 - #26: CREPE MYRTLE, 5'3"
 - #27: BLACK WALNUT, 11'
 - #28: JUNIPER, 12'
 - #29: CREPE MYRTLE, 12'
 - #30: CREPE MYRTLE, 4'3"/5'3"
 - #32: LIVE OAK, 13'
 - #33: LIVE OAK, 11'
 - #34: LIVE OAK, 8'3"
 - #35: CREPE MYRTLE, 5'4'4"
 - #36: LIVE OAK, 8'7"
 - #37: LIVE OAK, 15'
 - #38: LIVE OAK, 14'
 - #39: LIVE OAK, 14'
 - #30: LIVE OAK, 12'
 - #31: SHUMARD OAK, 8'
 - #32: HACKBERRY, 12'
 - #38: HACKBERRY, 11'
 - #39: SUGARBERRY, 10'3"
 - #30: HACKBERRY, 12'



- LEGEND**
- △ CALCULATED CORNER
 - FOUND IRON PIPE
 - FOUND IRON ROD
 - ⊙ SET IRON ROD WITH CAP
 - BL BUILDING SETBACK LINE
 - ⊞ CLEANOUT
 - CLOTHES LINE
 - D.E. DRAINAGE EASEMENT
 - ⊕ ELECTRIC METER
 - FF⊕ FINISHED FLOOR
 - ⊕ GAS METER
 - (M) MEASURED CALL
 - P.T.C.T. PLAT RECORDS, TRAVIS COUNTY, TEXAS
 - P.U.E. PUBLIC UTILITY EASEMENT
 - O.P.R.T.C.T. OFFICIAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
 - (R) RECORD CALL PER VOL. 6, PG. 104, P.R.T.C.T.
 - ⊕ SPOT ELEVATION
 - SQ. FT. SQUARE FOOTAGE
 - (*) TREE, DRIPLINE & NUMBER
 - UTILITY LINE
 - UTILITY POLE
 - ⊕ WATER METER
 - ⊕ WOOD DECK
 - WOOD FENCE
 - ASPHALT
 - CONCRETE (CONC.)
 - HOUSE / SHED
 - RIVERROCK
 - STONE
 - WOOD
- BENCHMARK: BM**
SET TRIANGLE ON CURB
NAVD '88 ELEVATION: 635.35'

GENERAL NOTES:

- THE PROPERTY SHOWN HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADM. DEPARTMENT OF HUD FLOOD HAZARD BOUNDARY MAP REVISED AS PER MAP NUMBER: 48453C05852L, ZONE: "X", DATED: 9/28/2008.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE, AND MAY BE SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS NOT SHOWN HEREON. NO ADDITIONAL EASEMENT RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY.
- BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM - TEXAS CENTRAL 4203. ALL DISTANCES ARE SURFACE.
- THIS SURVEYOR RECOGNIZES THAT THE MONUMENTS FOUND AT SITE ARE OUT OF TOLERANCE, HOWEVER, MUST ACCEPT THEM AS "AS SET ON THE GROUND AND MUST BE HELD AS CORRECT DUE TO THEIR SIMILARITY TO OTHERS FOUND IN THE AREA (E. SIZE, CONDITION)" AS BOUNDARY CORNERS.
- ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1928 (NAVD '88).

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 Manual of Practice requirements for a Category II Conditions II Standard Land Survey Survey.

I, John D. Kipp, a Texas Registered Professional Land Surveyor do hereby certify to the land owners that this the above survey represents an on the ground survey conducted under my supervision this the 08th day of March, 2026 and is true and correct to the best of my knowledge.



John D. Kipp
JOHN D. KIPP, RPLS NO. 5844
03/26/2026
Date of Signature
Drawn by: TJY