

Field: RG
Drafter: BT 2023-03-16 CTX6361
Revision:
Revision:

LEGEND OF SYMBOLS

- air conditioner
- borehole
- cable tv
- electric meter
- fence or handrail
- fire dept. connection
- fire hydrant
- fire lane
- guard rail
- grease trap
- bollard
- grate inlet
- gas meter
- gas line
- utility pole anchor
- irrigation valve
- landscape or tree line
- landscape electric box
- landscape light
- light pole
- mailbox
- monitoring well
- overhead utility lines
- pool equipment
- road sign
- roof drain
- silt fence
- spot elevation
- sanitary sewer manhole
- sanitary sewer pipe
- storm water manhole
- storm water pipe
- telephone manhole
- tank fill lid
- telephone riser
- traffic signal pole
- unknown manhole
- utility clean out
- utility cabinet
- utility vault
- utility pole
- utility pole with riser
- utility sign
- water shutoff
- water valve
- water manhole
- water meter
- well
- water line
- one-foot contour lines
- tree trunk (with canopy)
- caliper inches at breast
- height
- ornamental tree
- multiple trunks
- Google 360 Hyperlink

UTILITY WARNING

Regarding Table A items 11(a) & 11(b), unless otherwise stated, the client or client's representative did not provide JPH with plans and/or reports, and JPH did not coordinate a private utility locate request. If these Table A items are listed in the certification, the client, being aware of the factors listed above, has agreed for these Table A item(s) to be added from a combination of online GIS maps, markings from locate request(s) to municipalities and 811 and observed evidence of utilities. The client is aware locate requests to 811 and the like, may be ignored or result in an incomplete response, in which case utilities may not have been marked, or not completely marked, at the time the fieldwork was performed. Therefore, utilities may exist which are not shown on this survey. Lacking excavation and/or a private utility locate request, the exact location of underground features cannot be accurately, completely, and reliably depicted.

FLOOD ZONE CLASSIFICATION

This property lies within ZONE(S) X (UNSHADED) of the Flood Insurance Rate Map for Travis County, Texas and Incorporated Areas, map no. 48453C0610L, dated 2020/01/22, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

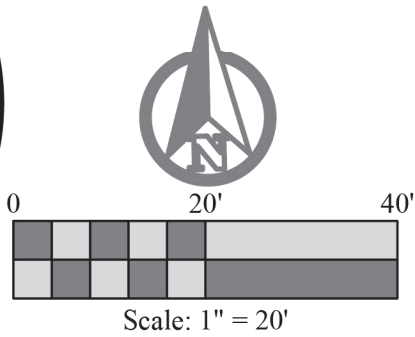
MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.

- CRS 1/2" rebar stamped "JPH Land Surveying" set
- MNS Mag nail & washer stamped "JPH Land Surveying" set
- TBM Site benchmark (see vicinity map for general location)
- *+* cut in concrete
- Vertex or common point (not a monument)
- Coordinate values, if shown, are U.S. SyFt/TxCS/83,CZ
- Elevations, if shown, are NAVD88 (Geoid 18)
- Bearings are based on the TxCS/83,CZ
- Distances & areas shown are represented in surface values
- TYPE I TxDOT Right of Way tapered concrete monument.
- TYPE II TxDOT Right of Way bronze cap in concrete.
- TYPE III TxDOT Right of Way aluminum cap.

LEGEND OF ABBREVIATIONS

- US SyFt United States Survey Feet
- TxCS/83,CZ Texas Coordinate System of 1983, Central Zone
- NAVD88 North American Vertical Datum of 1988
- P.R.T.C.T. Plat Records of Travis County, Texas
- O.P.R.T.C.T. Official Public Records of Travis County, Texas
- D.R.T.C.T. Deed Records of Travis County, Texas
- VOL/Pg/INST# Volume/Page/Instrument Number
- PGB/POC Point of Beginning/Point of Commencing
- ESMT/BL Easement/Building Line
- PVC/RCP Polyvinyl Chloride Pipe/Reinforced Concrete Pipe



JPH Job/Drawing No. (see below)
2023.366.001 CTX6361 1507 E Hwy 71, Austin, Travis Co,
TX - BNDY TOPO.dwg
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1516 E. Palm Valley Blvd., Ste. A4, Round Rock, Texas 78664
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500
DFW Central Texas West Texas Houston

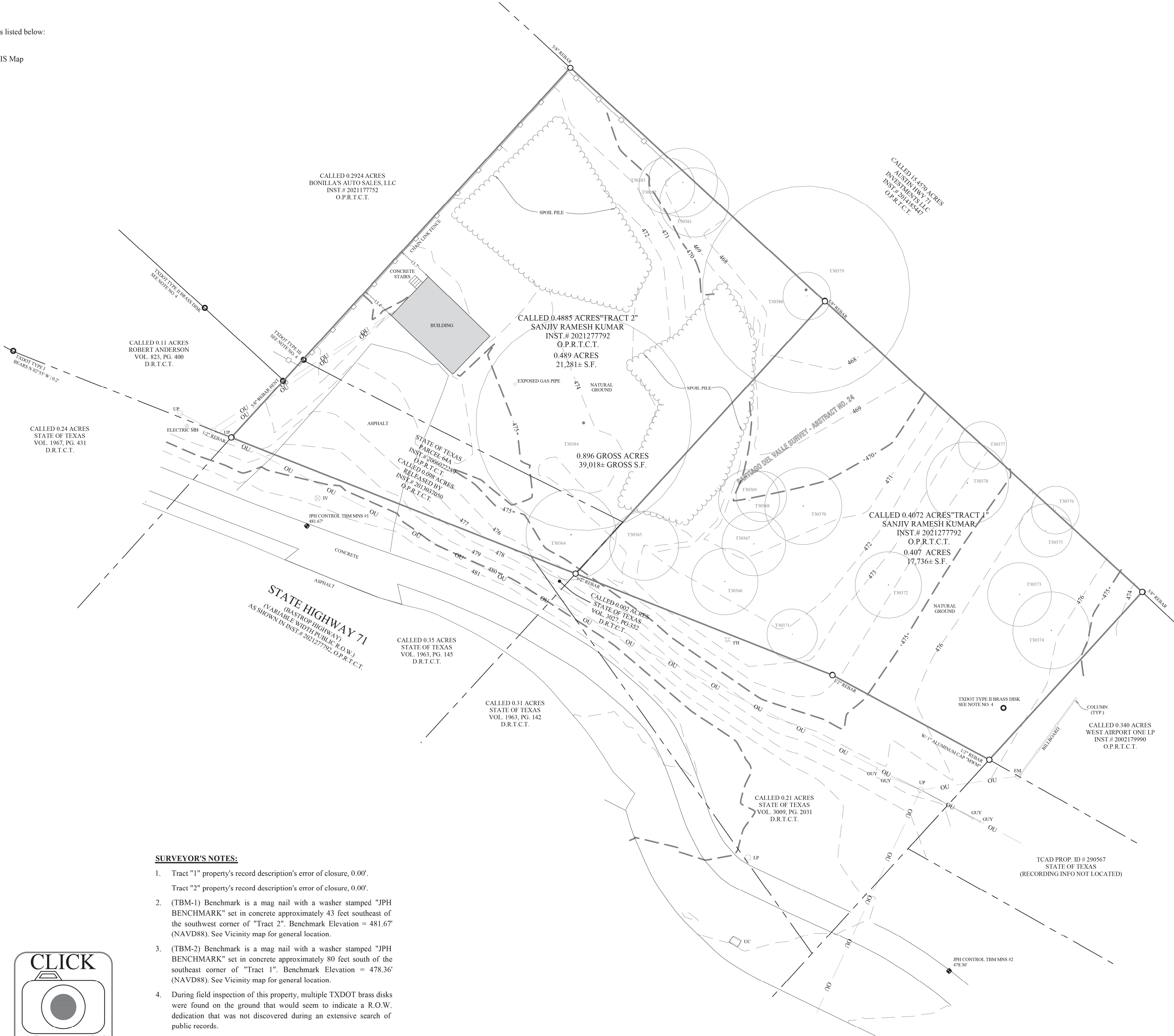
TEXAS811 MARKED UTILITY LEGEND

- ELECTRIC
- ELECTRIC-GAS-OIL-STEAM
- COMMUNICATION-CATV
- WATER
- SEWER

NOTE REGARDING UTILITIES:

Utility locations are per observed evidence and sources listed below:
TEXAS811 - ticket number(s) 2355488934
<https://portal.texas811.org/#/ticket/2355488934>
GIS MAPS - Provided by City of Austin Interactive GIS Map
<https://austinwater.maps.arcgis.com>

Tree Table		
Point	Size & Species	
30364	17" CEDAR ELM	
30365	13" CEDAR ELM	
30366	12.5" CEDAR ELM	
30367	12" CEDAR ELM	
30368	11.5" CEDAR ELM	
30369	9.5" CEDAR ELM	
30370	14.5" CEDAR ELM	
30371	9.5" OAK	
30372	12.5" CEDAR ELM	
30373	12" CEDAR ELM	
30374	14.5" CEDAR ELM	
30375	10" CEDAR ELM	
30376	9" CEDAR ELM	
30377	9" CEDAR ELM	
30378	15.5" CEDAR ELM	
30379	39" CEDAR ELM	
30380	9" CEDAR ELM	
30381	13" CEDAR ELM	
30382	10.5" CEDAR ELM	
30383	13" CEDAR ELM	
30384	40.5" CEDAR ELM	



SURVEYOR'S NOTES:

- Tract "1" property's record description's error of closure, 0.00'.
Tract "2" property's record description's error of closure, 0.00'.
- (TBM-1) Benchmark is a mag nail with a washer stamped "JPH BENCHMARK" set in concrete approximately 43 feet southeast of the southwest corner of "Tract 2". Benchmark Elevation = 481.67' (NAVD88). See Vicinity map for general location.
- (TBM-2) Benchmark is a mag nail with a washer stamped "JPH BENCHMARK" set in concrete approximately 80 feet south of the southeast corner of "Tract 1". Benchmark Elevation = 478.36' (NAVD88). See Vicinity map for general location.
- During field inspection of this property, multiple TXDOT brass disks were found on the ground that would seem to indicate a R.O.W. dedication that was not discovered during an extensive search of public records.
- Through review of the electric easement recorded in Vol. 3008 Pg. 1536 D.R.T.C.T. as shown on the survey prepared by Herman Crichton, R.P.L.S. No. 4046, dated 1/7/2019, it was determined that said easement does lie not on, does not touch, and/or - based on its land description - does not directly affect the indicated tract.
- This is not a boundary survey. Boundary lines shown hereon are for reference purposes only and should not be construed as a "boundary survey" in compliance with the Texas Board of Professional Engineers and Land Surveyors minimum standards of procedures for boundary surveys.
- On the date of the field work, completed February 27, 2023, Texas 811/One-Call utility markings were not observed and may have not been successfully marked per ticket number 2355488934.

Kenneth O'Malley
Registered Professional
Land Surveyor No. 6909
kenneth@jphls.com
March 22, 2023



TITLE COMMITMENT NOTES:

This survey was performed with the benefit of a title commitment provided by Title Resources Guaranty Company, GF# 2126504-ROL, effective December 3, 2021, and issued December 17, 2021. Complete copies of the record description of the property, any record easements benefiting the property, the record easements or servitudes and covenants affecting the property ("Record Documents"), documents of record referred to in the Record Documents, and any other documents containing desired appropriate information affecting the property being surveyed and to which the survey shall make reference were not provided to this surveyor for notation on the survey **except for those items listed within Schedule B of said commitment**. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.

The following Schedule B items were addressed according to the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys Section 6(c)ii and identified by the tract designator listed in the title commitment.

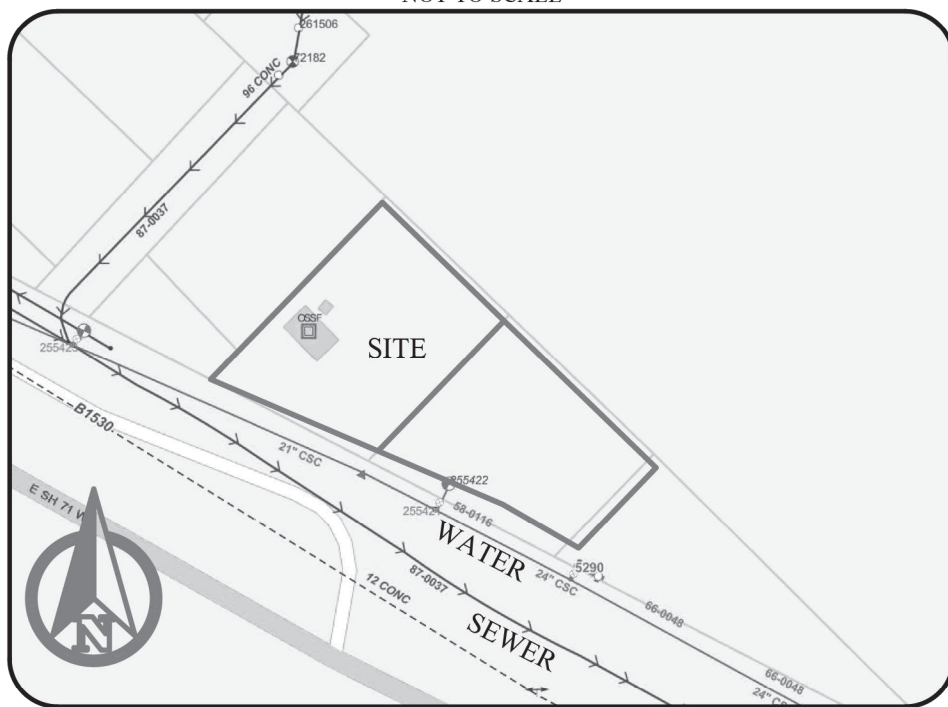
		If more than one tract is being addressed, the chart below will use the tract designators used in the title commitment.									
Schedule B Exception #	Recording Information (may include grantee and exception type)	Label Grid Location (see edge of sheet for grid values)	Is location shown	Is location shown, or touches the indicated tract	It is not on, does not touch, and/or - based on its land description - does not directly affect the indicated tract	It is a blanket	Its location could not be determined from the record document	There was no observed evidence at the time of the fieldwork	It limits access to an otherwise abutting right of way	Documents are illegible	May have been released or otherwise terminated
10.a	Electric Easement Vol. 3008, Pg. 1538, D.R.T.C.T.				X						

SURVEY

03

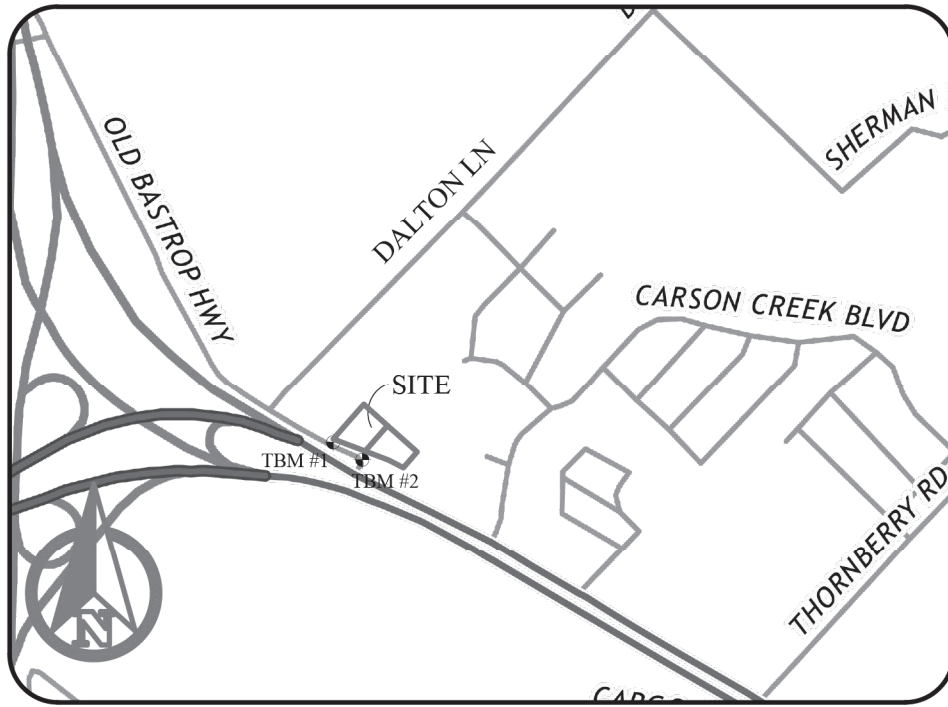
UTILITY MAP

NOT TO SCALE



VICINITY MAP

NOT TO SCALE



TOPOGRAPHIC SURVEY 0.407 & 0.489 ACRES

SITUATED IN THE
SANTIAGO DEL VALLE SURVEY
ABSTRACT NO. 24
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

ADDRESS: 1507 BASTROP HWY, TX 78742 (PER APPRAISAL DISTRICT)