

TITLE, TREE & TOPOGRAPHIC SURVEY

ATS Job # 230324009s

Reference: Olivos Group Address: 16409 Summit Drive, Austin, Texas
North 154.56 ft. of Lot 13, NORTHBRIDGE ACRES NO. 2, a subdivision in Travis County, Texas, according to the map or plat as recorded in Bk. 14, Pg. 84, Plat Records, Travis County, Texas.



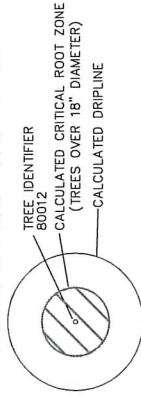
Graphic Scale: 1" = 30'

LEGEND	
	1/2" IRON ROD FOUND (OR AS NOTED)
	1/2" IRON PIPE FOUND (OR AS NOTED)
	CALCULATED POINT
	IRON ROD FOUND W/CAP (AS NOTED)
	B.S.L.
	R.O.W.
	COVERED AREA
	CONCRETE
	CORRUGATED METAL PIPE
	WIRE FENCE
	METAL FENCE
	OVERHEAD ELECTRIC LINE
	CONTOUR LINE
	AIR CONDITIONER
	ELECTRIC METER
	SEPTIC
	WASTEWATER CLEANOUT
	WATER METER
	FIRE HYDRANT
	WATER VALVE
	POWER POLE
	GUY WIRE
	TEMPORARY BENCHMARK COTTON SPINDLE SET ELEVATION 853.44'
	OFFICIAL PUBLIC RECORDS
	TRAVIS COUNTY, TEXAS

PRAIRIE LANE
(50' R.O.W.)
S 62°34'08" E 284.87'
(S 59°32'40" E 284.86')

TREE TABLE IN INCHES	
Taq	Comment
6570 16	HACKBERRY
6601 12	HACKBERRY
6602 11	HACKBERRY
6603 13	HACKBERRY (11-3)
6604 28	HACKBERRY (22-11)
6605 24	HACKBERRY
6606 24	HACKBERRY (16-15)
6631 7	HACKBERRY (5-4)
6632 16	HACKBERRY (7-7-5-5)
6633 7	HACKBERRY
6634 7	HACKBERRY
6635 6	HACKBERRY
6636 11	HACKBERRY
6637 15	HACKBERRY (12-5)
6638 22	HACKBERRY (16-12)
6639 18	HACKBERRY (13-10)
6640 12	HACKBERRY
6641 17	HACKBERRY (13-7)
6642 11	HACKBERRY (7-7)
6643 11	CEDAR
6644 22	HACKBERRY 12-10-10
6645 8	CEDAR

GRAPHIC REPRESENTATION OF TREE DRIFLINE:
EXAMPLE: A TRIPLE STEM TREE WITH STEMS 10", 8", 6" SHALL RENDER A GRAPHICAL RADIUS OF 10 + (8/2) + (6/2) = 17' FEET



In the performance of this survey the surveyor has relied upon First American Title Insurance Company Commitment for Title Insurance T-7, GF No. NCS-1123460-AUST, effective date April 8, 2022, for all publicly recorded easements, restrictions and covenants considered for this survey, located or noted herein, the easements, covenants and restrictions shown in said commitment are listed below:

Subject to the following restrictive covenants of record itemized below:

As shown and/or stated in/under Vol. 2417, Pg. 340, Deed Records, Travis County, Texas.

Notes:

- Directional control is based on the Texas State Plane Coordinate System, Central Zone (4203).
- Contours shown hereon were produced by an on the ground survey and are based on the Benchmark shown hereon (NAVD88).

I, Paul Utterback, HEREBY CERTIFY that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown; that said property has access to and from a public roadway; and that this plat is an accurate representation of the property to the best of my knowledge.

Paul Utterback
Date: 4/13/23

Paul Utterback
Registered Professional Land Surveyor
No. 5738 - State of Texas

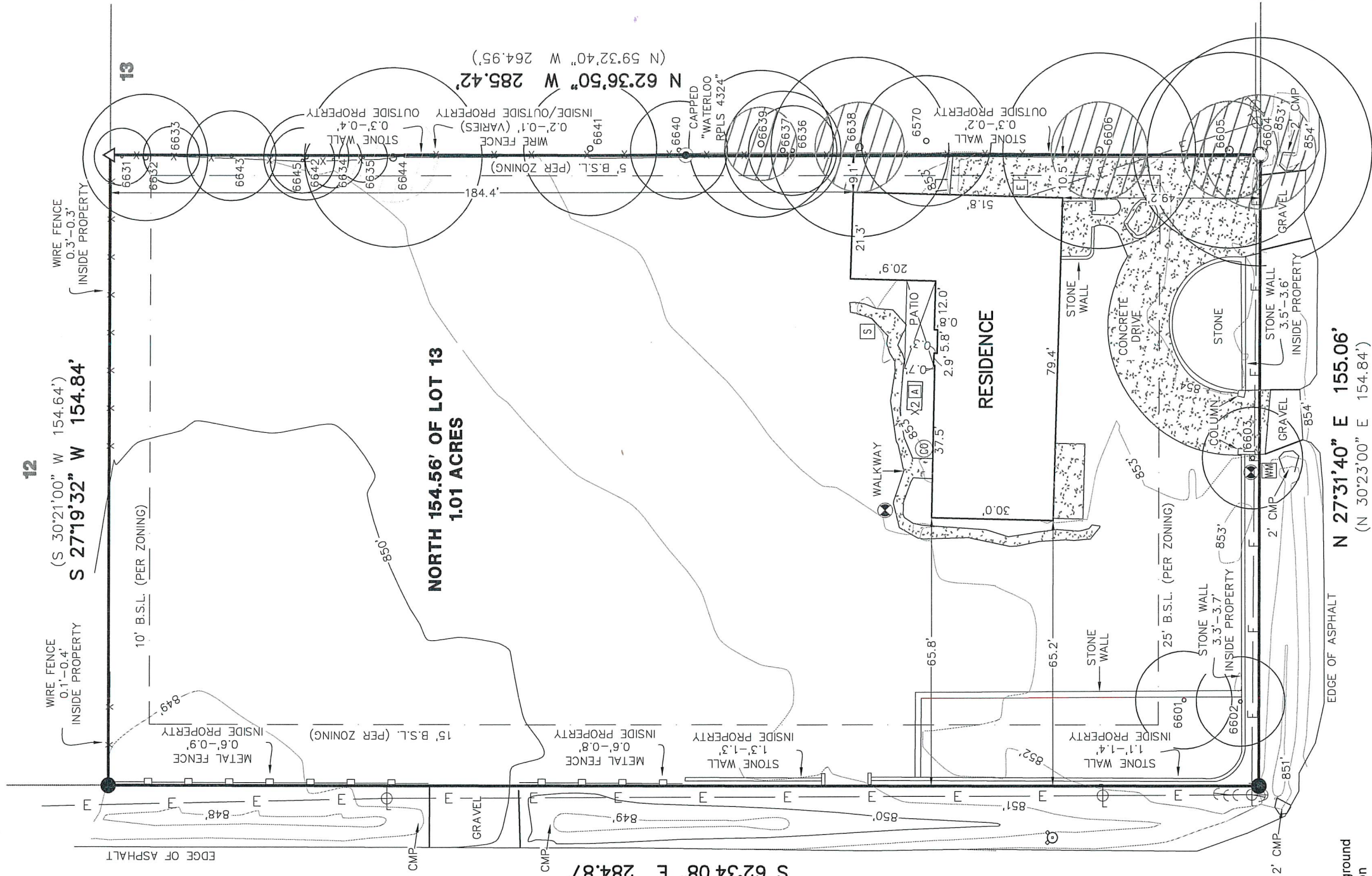
Client: Olivos Group
Date of Field Work: 4/7/23, 4/10/23, 4/11/23 & 4/13/23

Field: MAIfaro

Tech: LSerrano

Date Drawn: 4/18/23

Path: Server6\Surveying\Projects\BULK_STUVWXYZ\SummitDr16409\Production\Drawings\Topo-SummitDr16409-230414.dwg



N 27°31'40" E 155.06'
(N 30°23'00" E 154.84')

SUMMIT DRIVE
(50' R.O.W.)

ATS Engineers
Inspectors
& Surveyors

www.ats-engineers.com

TBPLS FIRM REG. #10126000

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