

Legend

- ① 1/2" Iron Rod Found
- ⊗ 1/2" Iron Pipe Found with plastic cap
- Imprinted with "SAM" unless noted
- Imprinted with "PLASTIC" cap
- Imprinted with "HOT" cap, etc.
- ▲ 60D Nail Found
- Wire Fence
- Wood Board Fence
- Overhead Utility Line
- (Record Bearing and Distance)

SURVEY MAP OF:
4.59 ACRES OF LAND, OUT OF THE WALKER WILSON SURVEY, ABSTRACT NO. 27
IN TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN (4.94 ACRES) TRACT OF
LAND AS CONVEYED TO JOSE I. GUTIERREZ AND ESTHER E. GUTIERREZ BY
DEED RECORDED IN VOLUME 4662 PAGE 2238 OF THE DEED RECORDS OF
TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN (0.305 ACRE)
TRACT OF LAND AS CONVEYED TO TRAVIS COUNTY, TEXAS, BY DEED RECORDED
IN DOCUMENT NO. 2013149013 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS
COUNTY, TEXAS.

NOTES:
1. The tract of land is subject to restrictions recorded in Volume 9396
Page 389 of the Real Property Records of Travis County, Texas.
2. Convention for this survey was based on the State Plane Coordinate System,
1003 Texas Central Zone.

FRATE BARKER ROAD (120')
formerly Bear Creek Road

BENCHMARK
Triangle cut on top of curb.
Elevation = 719.34'

North line of Gutierrez (4.94 acre) tract

Travis County, Texas
Document No. 2013149013

Travis County, Texas
(0.305 Acre)
Document No. 2013158817

N87°29'32"E 349.53'
N87°20'43"E 349.781'

N42°32'22"E 35.32'
N42°32'22"E 35.32'

Stop sign

underground
utility strip

concrete
approach

concrete
approach

concrete
approach

concrete
approach

concrete
approach

edge of pavement

gate

gate

gate

gate

gate

gate

gate

gate

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gate

HEWITT ROAD (50')
formerly Shady Hill Road

10' wide strip dedicated of Right-of-Way per plat Doc. 201700071

Lot 1 BLOCK A
Church of Christ Subdivision
Southern Oaks
Document No. 201700071

N02°33'19"W 555.23'
N02°32'45"W 346.61'
N02°32'45"W 346.61'

4.59 ACRES
SURVEYED
Seven Squirrels, LLC
(4.9350 Acres)
Document No. 2022117672

originally divided into tracts
in November of 1967 by
William M. Brooks (RPLS 1358)

"Lot 4"
"BLOCK B"

Jose L. Gutierrez and Esther E. Gutierrez
(4.94 Acres)
Volume 4662 Page 2238

"Lot 3"
"BLOCK B"

"Lot 2"
"BLOCK B"

"Lot 1"
"BLOCK B"

"Lot 0"
"BLOCK B"

"Lot 0"
"BLOCK B"

"Lot 0"
"BLOCK B"

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"Lot 0"
"BLOCK B"

"Lot 0"
"BLOCK B"

see SURVEYOR'S NOTE
West line of Gutierrez
(4.94 Acre) tract

Apparent East line of
Hewitt Road

BENCHMARK
Sprinkle set in power pole
Elevation = 703.39'

Los Panteconales De Austin, Inc.
(11.938 Acres)
Document No. 2019203688

Southeast corner of
Gutierrez (4.94 acre) tract

PLACE OF
BEGINNING

S. E. Hinton
(Tract One, 3.75 Acres)
Volume 6264 Page 894

"Lot 5"
"BLOCK B"

GF No. 2402803.COM

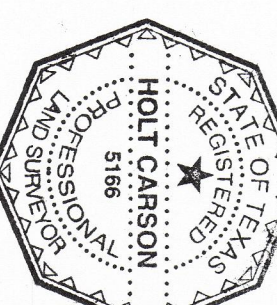
To: Jimmy Nassour
Seven Squirrels LLC
Title Resources Guaranty Company

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

The undersigned does hereby certify that
a survey was this day made on the ground of the
property legally described hereon and is accurate
to the best of my abilities and that there are no
boundary line conflicts, encroachments, shortages in
lines, or roads in place, except as shown hereon,
and that the property is duly dedicated to the
public use of the State of Texas, and that the
same is subject to the Federal Emergency Management Agency Flood
Insurance Rate Map Panel No. 48453C 0580 J,
dated January 22, 2020.

THIS the 7th day of FEBRUARY, A.D., 2024.

BY:



Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512)-442-0990
Firm Registration Number 10050700