



RESUBDIVISION OF LOT 13,
WALNUT HILLS SECTION FIVE

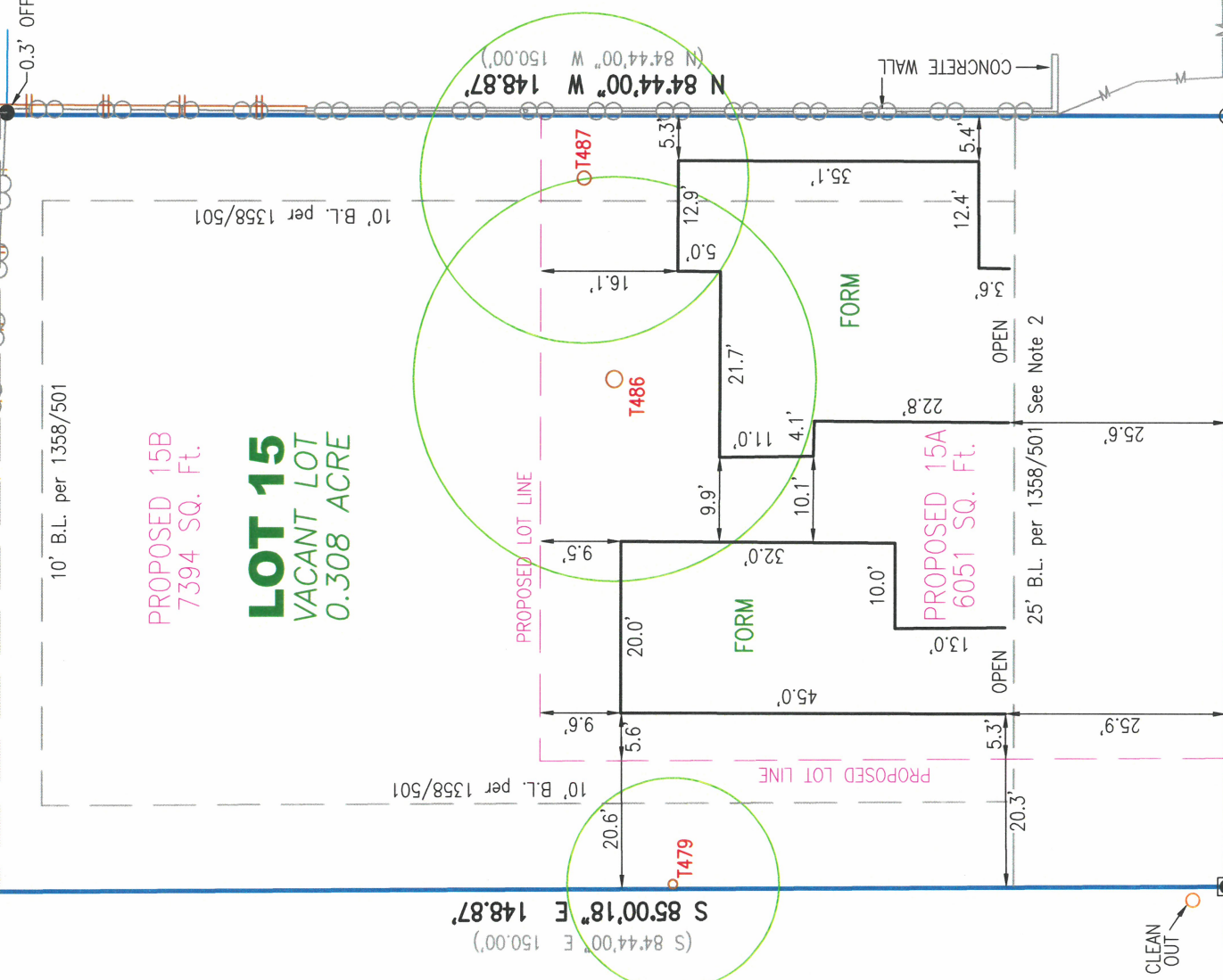
59/92
LOT 13-A

(S 05°16'00" W 90.00')
S 05°16'00" W 90.67'
(5' P.U.E.) & per 1358/501

LOT 12-B

FROM A CAPPED 1/2" IRON REBAR
SET AT THE LOT CORNER, A
1/2" IRON REBAR FOUND BEARS:
N 87°22'30"W 5.51'

RESUBDIVISION OF LOTS 12, 16, 17, 19 AND 20,
WALNUT HILLS SECTION FIVE
4/24



N 05°16'00" E 89.96' (90.00')
(BEARING BASIS)

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

C.M.
CLEAN OUT

C.M.
WATER METER
LIGHT POLE
OH
OH
T.B.M.: COTTON SPINDLE
FOUND IN POWER POLE
ASSUMED ELEVATION=100.00'

TREE TABLE

TAG#	DESCRIPTION
T479	12.4" HACKBERRY
T486	M.S. 23.6" HACKBERRY
T487	M.S. 19.3" ELM
M.S.=MULTI-STEMMED	
This tree location survey certifies the size and location of the trees depicted hereon. B&G Surveying, LLC, nor the undersigned, certify the Species/Genus of these trees. For exact Species/Genus contact a Certified Arborist.	

LEGEND

	1/2" REBAR FOUND
	1/2" CAPPED REBAR SET
	1/2" IRON PIPE FOUND
	60D NAIL FOUND
	CAPPED REBAR FOUND
	"X" SET IN CONCRETE
	"X" FOUND IN CONCRETE
	COTTON SPINDLE FOUND
	PUNCH HOLE FOUND
	BREAK IN SCALE
	CHAIN LINK FENCE
	WOOD FENCE
	METAL FENCE
	BUILDING LINE
	PUBLIC UTILITY EASEMENT
	DRAINAGE EASEMENT
	PER PLAT
	CONTROL MONUMENT
	RIGHT OF WAY
	OVERHEAD UTILITY LINE
	POWER POLE
	AIR CONDITIONER
	TRANSFORMER PAD
	HIGHEST GRADE



TO THE LIENHOLDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED AND TO
AUSTIN TITLE COMPANY
FIDELITY NATIONAL TITLE INSURANCE COMPANY
 I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND,
 UNDER MY SUPERVISION, OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS PREPARED IN ACCORDANCE
 WITH THE TITLE COMMITMENT REFERENCED HEREON, AND THAT THERE ARE NO VISIBLE BOUNDARY LINE
 CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN
 HEREON. BUILDING DIMENSIONS ARE APPROXIMATE.

Notes:
 1) Subject to restrictions and easement rights recorded in Vol. 1358, Pg. 501, Deed Records and in Vol. 6, Pg. 98, Plat Records.
 2) There shall be a difference of at least 5 feet in the front setback line between all adjoining residences per Vol. 1358, Pg. 501, Deed Records.

STREET ADDRESS: 6401 VIOITHA DRIVE CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS
 LOT: 15 SUBDIVISION: WALNUT HILLS SEC. 5 VOL/CAB 6 PG/SLD 98 PLAT RECORDS
 REFERENCE NAME: VANDAD AKHLAGHI GF# AUT21004788 CAP UPDATE & FORM SURVEY: 03/30/22

B & G SURVEYING, LLC
 FIRM REGISTRATION NO. 100363-00
 WWW.BANDGSURVEY.COM
 1404 West North Loop Blvd.
 Austin, Texas 78756 - Office 512*458-6969

JOB #: B0309422_TA ORIGINAL SURVEY DATE: 08/06/21 SCALE: 1" = 20'

FIELD WORK BY	CHRIS	08/06/21
CALC'D BY	JOSE	08/06/21
DRAFTED BY	MAYA	08/06/21
CHECKED BY	V.C./M.L.	08/06/21