Waterloo Surveyors Inc.

SURVEY PLAT

J3410B

Resub of Lots 2-9 Block 8-9
Manchaca Gardens
5818/1509

JESSIE B. SHELBY ANDERSON
10706/831 T.C.D.R.

(S 00°00'00" E)
S 00°03'52" E
267.22'

Found Iron Rod

Found Iron Pipe

31.64'

8.0'

0.9'

OWNER: RICHARD VASQUEZ

ADDRESS: 12401 HEWITT ROAD

"TO THE LIEN HOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO FIDELITY NATIONAL TITLE AS PER GF NO. 03-46772."

NOTE: THE IMPROVEMENTS SHOWN HEREON ARE NOT WITHIN THE 100 YEAR FLOOD PLAIN AS PER 48453C0260 E.

one story game room with loft

Utility Pole

Conc. Carport

Storage

25.9'

Wire Fence

Utility Pole

ASPHALT DRIVEWAY

Conc. Walk

Concrete Porch

23.0'

41.9'

TWO STORY STONE & WOOD HOUSE

66.4'

28.9'

24.6'

51.8'

Covered Wood Deck

Wood patio

Conc. patio

Concrete

Utility Pole

conc.

Hot tub

Wood Deck

POOL

stone/conc. patio

2'

(540.48' RECORD)
541.07'

BEARING BASE
S 88°34'00" E

GUAJARDO SUBDIVISION
VOL. 85 PG. 109A, T.C.P.R.

3620/1362
20' Side Setback

WOOD & TIN OPEN BARN

ZONE X

WALKER WILSON LEAGUE

Utility Pole

0.8'

ASPHALT DRIVEWAY

2.67 ACRES
12669/1282

WATER WELL

(553.46')
554.38'

(N 77°40'00" W)
N 77°40'43" W

3620/1362
20' Side Setback

ZONE X

APPROXIMATE 100 YEAR FLOOD PLAIN

3620/1362
75' Front Setback

ZONE AE

LEOPOLDO C & SAMTOS C GUAJARDO
9112/1 T.C.D.R.
4.0 ACRES

8' Underground Public Utility Easement 3620/1362

Utility Pole

Overhead Utility Line

(10.23')

N 00°09'00" E

162.36'
(162.45')

0.5'

Found Iron Rod

Found Iron Rod
POINT OF BEGINNING

HEWITT ROAD

SCALE
1" = 30'

LEGEND
RECORD CALL ( )
WIRE FENCE -X——X——X——X——X—
OVERHEAD ELECTRIC/POLE -e——e—•—e——e—
TRAVIS COUNTY PLAT RECORDS T.C.P.R.
TRAVIS COUNTY DEED RECORDS T.C.D.R.
ZONE X (AREA OUTSIDE OF THE FLOOD PLAIN)
ZONE AE (AREA WITHIN THE 100 YEAR FLOOD PLAIN)

LEGAL DESCRIPTION:

APPROXIMATLY 2.67 ACRES OF LAND BEING OUT OF AND A PORTION OF THE WALKER WILSON SURVEY NO. 2, ABSTRACT NO. 27, IN TRAVIS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN THAT DEED RECORDED IN VOLUME 12669, PAGE 1282, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS

THE PROPERTY SURVEYED HEREON IS SUBJECT TO:
RESTRICTIVE COVENANTS RECORDED IN VOLUME 3820, PAGE 1362, DEED RECORDS, TRAVIS COUNTY, TEXAS.

UNDERGROUND UTILITY EASEMENT RIGHTS RECORDED IN VOLUME 3620, PAGE 1362, DEED RECORDS, TRAVIS COUNTY, TEXAS.

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 that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown hereon.

Dated this the 1ST day of OCTOBER 200 3

And I certify that the property shown hereon IS PARTIALLY 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: 48453C0260 E

Zone: AE Dated: 6/16/93

Thomas P. Dixon R.P.L.S. 4324

THIS SURVEY IS ACKNOWLEDGED AND ACCEPTED BY:

STATE OF TEXAS
REGISTERED
THOMAS P. DIXON
4324
PROFESSIONAL
LAND SURVEYOR

P.O. Box 160176, Austin, Texas 78716-0176 Phone: 481-9602

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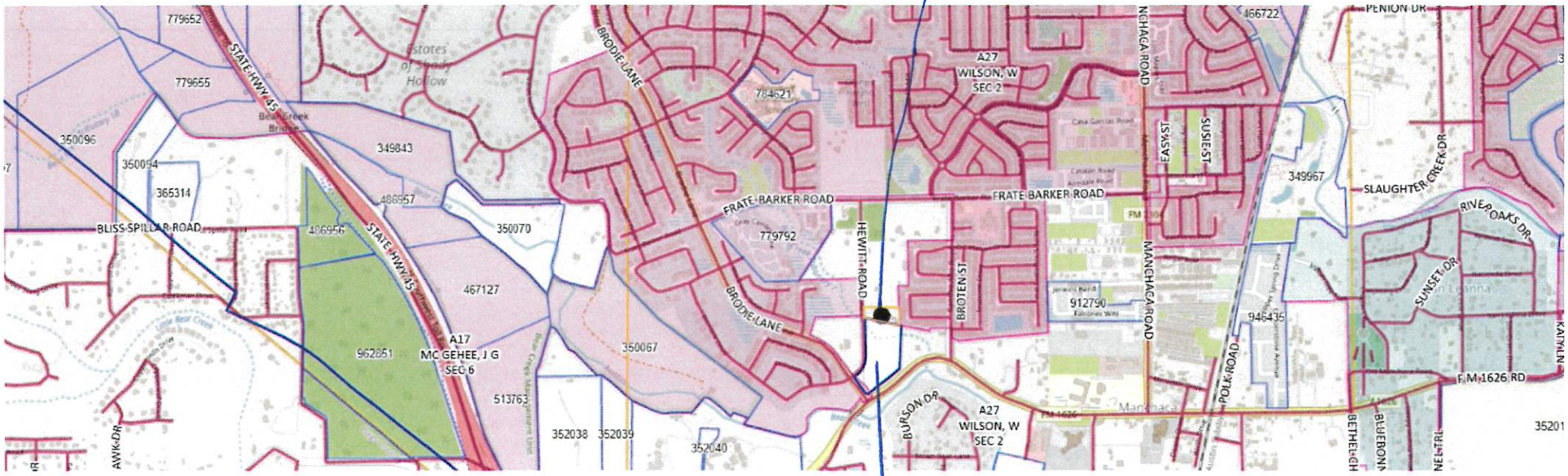
Subject


779652
STATE HWY 45
779655
Estates of Shady Hollow
350096
350094
365314
349843
486957
BLISS SPILLAR ROAD
406956
STATE HWY 45
350070
467127
962851
A17
MC GEHEE, J G
SEC 6
513763
352038
352039
352040
350067
BRODIE LANE
784521
FRATE BARKER ROAD
779792
HEWITT ROAD
BRODIE LANE
A27
WILSON, W
SEC 2
BROTEN ST
912790
BURSON DR
A27
WILSON, W
SEC 2
NCHAGA ROAD
EASY ST
SUSIE ST
MANCHACA ROAD
FRATE BARKER ROAD
466722
946435
POLK ROAD
PENION DR
349967
SLAUGHTER CREEK DR
RIVER OAKS DR
SUNSET DR
F.M. 1626 RD
BETHELGH
BLUEBONNA
KATHLN
AVVIK DR
35201

H. F. R.