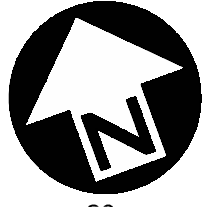


STANDARD LAND, TOPOGRAPHIC & TREE SURVEY

Address **2303 CORONADO STREET** Reference **RAUL AGUILAR JR. and IRMA R. AGUILAR**

LOT 3, BLOCK 5, LINCOLN PLACE, A SUBDIVISION OF OUTLOTS 23 AND 23 1/2, DIVISION A, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN BOOK 3, PAGE 1, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.



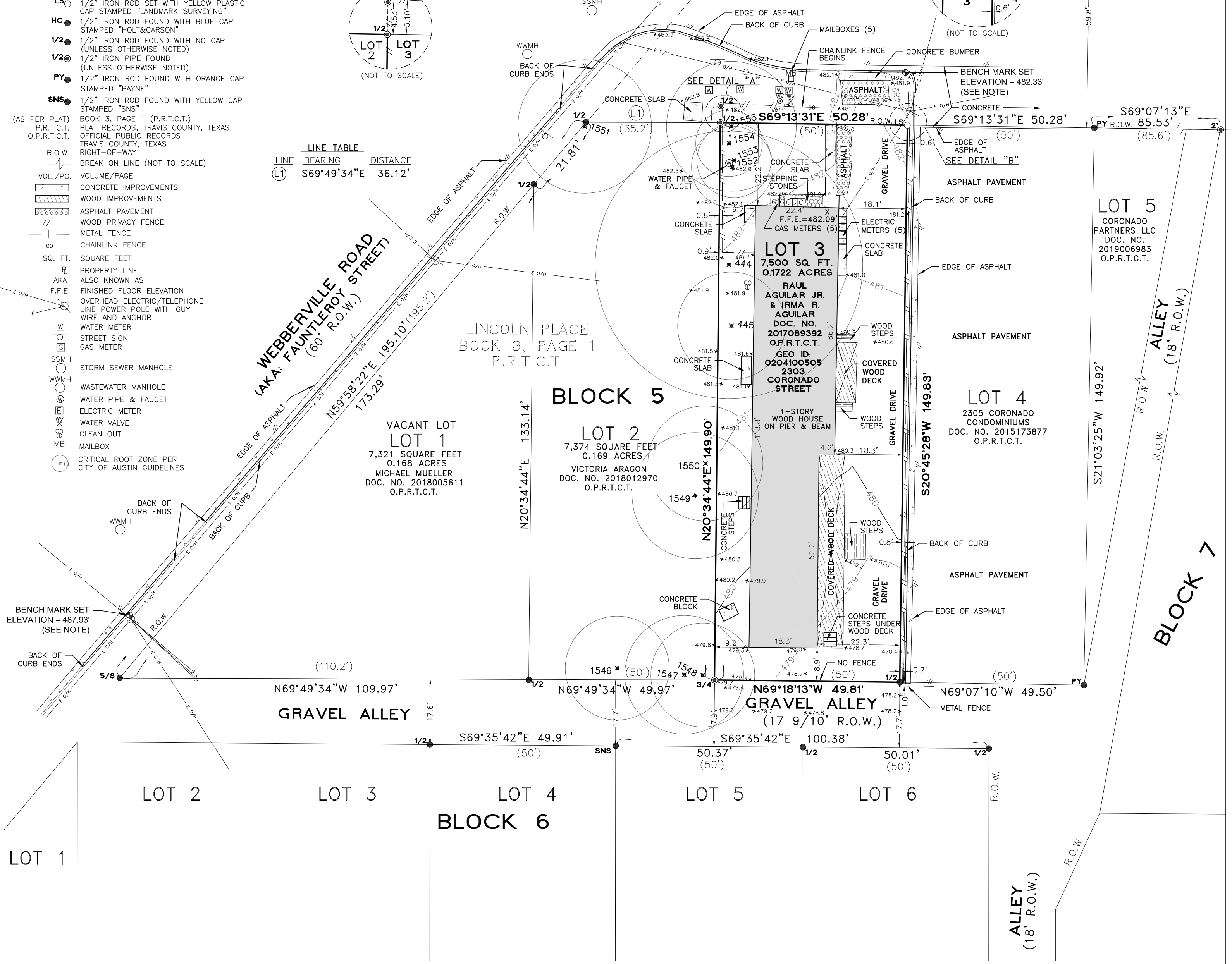
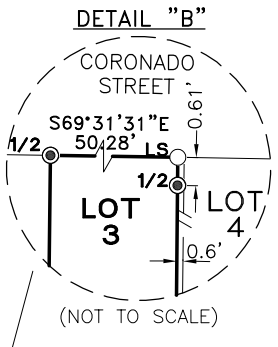
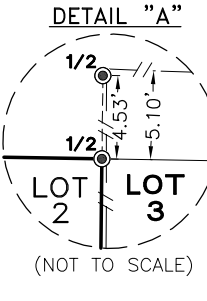
0 20 40
HORIZONTAL SCALE IN FEET
SCALE 1"=20'

BLOCK 4
RESUBDIVISION OF PORTIONS OF LOTS 2 AND 3, BLOCK 4, LINCOLN PLACE, DOC. # 201500155 O.P.R.T.C.T. CALEDONIA PROPERTIES, LLC

- LEGEND**
- ⊕ TEMPORARY BENCH MARK SET
 - LS ⊕ 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LANDMARK SURVEYING"
 - HC ⊕ 1/2" IRON ROD FOUND WITH BLUE CAP STAMPED "HOLT&CARSON"
 - 1/2 ⊕ 1/2" IRON ROD FOUND WITH NO CAP (UNLESS OTHERWISE NOTED)
 - 1/2 ⊕ 1/2" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
 - PY ⊕ 1/2" IRON ROD FOUND WITH ORANGE CAP STAMPED "PAYNE"
 - SNS ⊕ 1/2" IRON ROD FOUND WITH YELLOW CAP STAMPED "SNS"
- (AS PER PLAT) BOOK 3, PAGE 1 (P.R.T.C.T.) PLAT RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
BREAK ON LINE (NOT TO SCALE)
- VOL./PG. VOLUME/PAGE
- CONCRETE IMPROVEMENTS
 - WOOD IMPROVEMENTS
 - ASPHALT PAVEMENT
 - WOOD PRIVACY FENCE
 - METAL FENCE
 - CHAINLINK FENCE
 - SQ. FT. SQUARE FEET
 - PROPERTY LINE
 - AKA ALSO KNOWN AS
 - F.F.E. FINISHED FLOOR ELEVATION
 - OVERHEAD ELECTRIC/TELEPHONE LINE POWER POLE WITH GUY WIRE AND ANCHOR
 - WATER METER
 - STREET SIGN
 - GAS METER
 - SSMH STORM SEWER MANHOLE
 - WWMH WASTEWATER MANHOLE
 - WATER PIPE & FAUCET
 - ELECTRIC METER
 - WATER VALVE
 - CLEAN OUT
 - MAILBOX
 - CRITICAL ROOT ZONE PER CITY OF AUSTIN GUIDELINES

LINE TABLE

LINE	BEARING	DISTANCE
(L1)	S69°49'34"E	36.12'



HORIZONTAL DATUM
TEXAS COORDINATE SYSTEM OF 1983 (CENTRAL ZONE-4203)
NAD 83, (CORS) U.S. SURVEY FEET
GEOID MODEL 12B (CONUS)

BUILDING SETBACK LINES
1. ADDITIONAL BUILDING SETBACK LINES AND EASEMENTS THAT MAY AFFECT THIS LOT ARE NOT SHOWN HEREON.
2. ADDITIONAL BUILDING SETBACK LINES THAT MAY ALSO BE AFFECTED BY LOCAL ZONING ORDINANCE REQUIREMENTS AND RESTRICTIVE COVENANTS ARE NOT SHOWN HEREON.

FLOOD PLAIN NOTE
THE PROPERTY DESCRIBED HEREON IS CONTAINED WITHIN ZONE "X", AS SCALED FROM FIRM MAP NUMBER 4806240465K, DATED JANUARY 22, 2020, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PURPOSE OF WHICH IS FOR FLOOD INSURANCE ONLY.

COMMITMENT NOTE
A TITLE COMMITMENT WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY. ALL EASEMENTS OF WHICH I HAVE KNOWLEDGE ARE SHOWN OR DEPICTED HEREON. OTHER THAN VISIBLE EASEMENTS, NO UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST ARE SHOWN HEREON. NO ADDITIONAL RESEARCH OF EASEMENTS WAS PERFORMED BY LANDMARK SURVEYING, LP FOR THIS SURVEY.

RESTRICTIVE COVENANTS AND EASEMENTS
RESTRICTIVE COVENANTS AND EASEMENTS AS RECORDED IN BOOK 3, PAGE 1, PLAT RECORDS OF TRAVIS COUNTY, TEXAS DO AFFECT THE SUBJECT LOT.

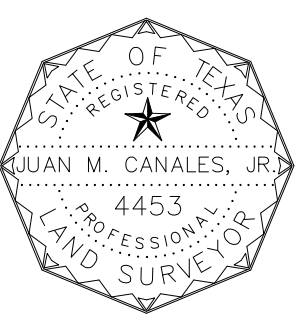
I HEREBY STATE THAT A SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON; THAT THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHT-OF-WAY, EXCEPT AS SHOWN; THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY; AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION OF THE PROPERTY TO THE BEST OF MY KNOWLEDGE.

AS SURVEYED BY:
LANDMARK SURVEYING, LP
TEXAS FIRM REGISTRATION NO. 100727-00
Juan M. Canales, Jr.

JUAN M. CANALES, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4453
STATE OF TEXAS
SURVEYED: NOVEMBER 9, 2021

THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE OF THE ABOVE SURVEYOR.

CLIENT: MIKE SPECIALE
DATE: NOVEMBER 18, 2021
OFFICE: M.SOUJADI
CREW: S.DUNN, R.PERKINS
F.B.: 1864/12-13
JOB #: 1197-42-01
DISK: T:\Mike Speciale also Chroma and 606 and Sett Studio\2303 Coronado Street\Landmark Drawings\Grid Staff\Land Title\2303 Coronado Street_Topo Survey...dwg



REVIEWED BY
11-18-2021
Date

BASIS OF VERTICAL CONTROL
GPS MONUMENT NO. K-22-3001 (CB41)
3" BRASS DISK FOUND ON CULVERT AT BOGGY CREEK AND ZARAGOZA PARK ON THE EAST SIDE OF WEBBERVILLE ROAD AND THE SOUTH SIDE OF FRANCISCO STREET.
ELEVATION = 475.95'
C.O.A. GRID COORDINATES: N/10,069,213.62 E/3,123,915.99 (OFF SITE)

OFF-SITE TEMPORARY BENCH MARK FOUND
TBM (LS#314): COTTON SPINDLE SET IN POWER POLE (COA NO. 244971) LOCATED AT THE SOUTH SIDE OF WEBBERVILLE ROAD, APPROXIMATELY 17' NORTHEAST OF THE SOUTHWEST CORNER OF LOT 1 BLOCK 5, WITH HOUSE ADDRESS: 2301 WEBBERVILLE ROAD, APPROXIMATELY 24' SOUTHWEST OF WASTEWATER MANHOLE.
ELEVATION = 487.93'

ON-SITE TEMPORARY BENCH MARK SET
TBM (LS#584): SQUARE CUT SET ON BACK OF CURB LOCATED AT THE SOUTH SIDE OF CORONADO STREET, APPROXIMATELY 10' NORTH OF A POWER POLE, APPROXIMATELY 15' NORTH OF THE NORTHEAST CORNER OF LOT 3 BLOCK 5, (SUBJECT TRACT) WITH HOUSE ADDRESS: 2303 CORONADO STREET.
ELEVATION = 482.33'

TREE NOTE
ONLY 8" AND LARGER TREES ARE SHOWN ON THIS SURVEY.
MS = MULTI STEM CE = CEDAR ELM
LIG = LIGUSTRUM CB = CHINABERRY

TREE LIST
CRITICAL ROOT ZONE TAG NUMBER & TRUNK DIAMETER

TREE TAG NO.	DESCRIPTION
444	36" LIG (MS 9" 8" 7" 6" 6" 6" 5" 5" 5")
445	14.5" CB (MS 8" 7" 6")
1546	14" CB
1547	16" HACKBERRY
1548	14" HACKBERRY
1549	17" HACKBERRY
1550	15.5" (MS 11" 9" PECAN)
1551	18" CE
1552	11" HACKBERRY
1553	10" CE
1554	9" HACKBERRY
1555	17.5" CB (MS 10" 8" 7")

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Landmark SURVEYING, LP
2205 E. 5TH STREET
AUSTIN, TEXAS 78702
PH: (512)328-7411 FAX: (512)328-7413
TEXAS FIRM REGISTRATION NO. 100727-00