

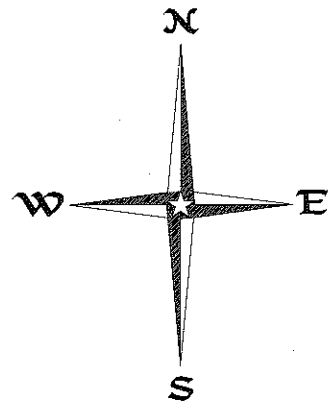
# Legend

- ⊙ ½" Iron Rod Found
- IPF ⊙ ½" Iron Pipe Found
- ⊙ ½" Iron Rod Found with plastic cap imprinted with "Holt Carson, Inc."
- ▲ 60D Nail Found
- ⊙ Metal Bolt Found
- x— Wire Fence
- //— Wood Board Fence
- Overhead Utility Line  
(Record Bearing and Distance)
- J.U.A.E. = Joint Use Access Easement
- E.T.E. = Electric and Telecommunications Easement

LOT 9

Schedule B Note:  
Item 10.h.) This Lot is NOT subject to that certain easement granted to the City of Austin as set forth in instrument recorded in Volume 2844, Page 428 of the Deed Records of Travis County, Texas.

SCALE: 1" = 30'



LOT A  
PORTER HEIGHTS  
Volume 21 Page 24

LOT 7  
PORTER HEIGHTS  
Volume 21 Page 24

LOT 8

Item 10.g.  
5' P.U.E.  
per plat  
and per plat Volume 21 Page 24

LOT B-2  
RESUBDIVISION OF LOT B  
PORTER HEIGHTS  
DOCUMENT NO. 201600291  
"no buildings existing on subject property"

Item 10.f.  
25' Building Line  
per plat Volume 21 Page 24

N61°53'W 180.06'  
unfenced

LOT B-1

Item 10.g.  
J.U.A.E.  
per plat

N62°37'W 180.38'

formerly Theodor Low  
Volume 454 Page 360  
Alice Jean White Revocable Trust  
Volume 11554 Page 240

Item 10.g.  
E.T.E. per plat

S29°32'37"W 77.77'

79.93'

MANCHACA ROAD  
(80' R.O.W.)

S29°38'W  
227.03'  
Bearing Basis

GF No. 2188629-AU20  
To: Spring Architects, Inc.  
First American Title Company  
First American Title Guaranty Company

STATE OF TEXAS           x  
COUNTY OF TRAVIS     x  
The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is correct and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property abuts a dedicated road. This property lies within Zone X (areas determined to be outside the 100 year flood plain) according to Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48453C0585 H, dated September 26, 2008.

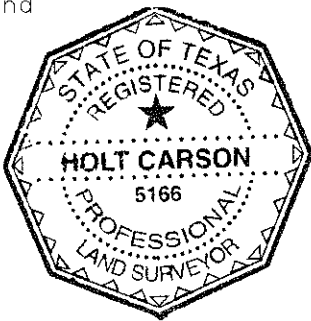
SURVEY PLAT OF  
LOT B-2, RESUBDIVISION OF LOT B, PORTER HEIGHTS,  
A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING  
TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT  
NO. 201600291 OF THE OFFICIAL PUBLIC RECORDS OF  
TRAVIS COUNTY, TEXAS.  
LOCATED ON MANCHACA ROAD.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey.

THIS the 26th day of January A.D., 2017.

BY 

Holt Carson  
Registered Professional Land Surveyor No. 5166



HOLT CARSON, INCORPORATED  
PROFESSIONAL LAND SURVEYORS  
1904 FORTVIEW ROAD  
AUSTIN, TX 78704  
(512) 442-0990

Texas Licensed Surveying Firm Registration No. 10050700

© copyright 2017      A 989016