

TRAVIS COUNTY, TEXAS
ISAAC DECKER LEAGE, A-8

BOUNDARY, TOPOGRAPHIC & TREE SURVEY

TRACTS 1, 2, 3, 4, 5, AND (SEE "LEGAL DESCRIPTIONS OF LAND")



(A)
LOT 1
RESUB OF A PORTION OF LOTS 1-4
FAIRVIEW PARK
VOL. 89, PG. 312
P.R.T.C.T.

MARK F. AHERN, TRUSTEE OF THE
MARK AHERN LIVING TRUST
DOC. #2020083927
O.P.R.T.C.T.

(B)
CALLED WEST 50' x 97.2' OF
LOT 5, BLOCK 11
RESUBDIVISION OF
LOTS 5, 6, 7, & 8, BLOCK 11
FAIRVIEW PARK
VOL. 3, PG. 312
P.R.T.C.T.

MARK F. AHERN, TRUSTEE OF THE
MARK AHERN LIVING TRUST
DOC. #2020083924
O.P.R.T.C.T.

(C)
CALLED EAST 50' x 108.7' OF
LOT 5, BLOCK 11
RESUBDIVISION OF
LOTS 5, 6, 7, & 8, BLOCK 11
FAIRVIEW PARK
VOL. 3, PG. 312
P.R.T.C.T.

MARK F. AHERN, TRUSTEE OF THE
MARK AHERN LIVING TRUST
DOC. #2020083929
O.P.R.T.C.T.

(E)
LOT 7, BLOCK 11
RESUBDIVISION OF
LOTS 5, 6, 7, & 8, BLOCK 11
FAIRVIEW PARK
VOL. 3, PG. 312
P.R.T.C.T.

MARK F. AHERN, TRUSTEE OF THE
MARK AHERN LIVING TRUST
DOC. #2020083924
O.P.R.T.C.T.

(F)
LOT 8, BLOCK 11
RESUBDIVISION OF
LOTS 5, 6, 7, & 8, BLOCK 11
FAIRVIEW PARK
VOL. 3, PG. 312
P.R.T.C.T.

MARK F. AHERN, TRUSTEE OF THE
MARK AHERN LIVING TRUST
DOC. #2020083925
O.P.R.T.C.T.

(D)
LOT 6, BLOCK 11
RESUBDIVISION OF
LOTS 5, 6, 7, & 8, BLOCK 11
FAIRVIEW PARK
VOL. 3, PG. 312
P.R.T.C.T.

MARK F. AHERN, TRUSTEE OF THE
MARK AHERN LIVING TRUST
DOC. #2020083923
O.P.R.T.C.T.

(G)
LOT 35A
RESUBDIVISION OF
LOT 35 & A PART OF LOT 13
FAIRVIEW PARK
VOL. 20, PG. 36
P.R.T.C.T.

(H)
LOT 9
RESUBDIVISION OF
BLOCK 10
FAIRVIEW PARK
VOL. 4, PG. 1
P.R.T.C.T.

TREE TABLE

SO = SPANISH OAK	2929 20' CEDAR
LO = LIVE OAK	2930 17.5' LO
LOQUAT = LOQUAT	2931 14' LO
HACK = HACKBERRY	2932 16' LO
LIG = LIGUSTRUM	2933 14' LO
CB = CHINABERRY	2934 10' LO
PECAN = PECAN	2935 10' LO
CEDAR = CEDAR	2936 18' LO
MULBERRY = MULBERRY	2937 14' LO
	2938 9' 8" HACK
	2939 17' LIG
	2940 25' LO
	2941 19.5' LO
	2942 24' LO
	2943 24' LO
	2944 13.5' HACK
	2945 16' LO
	2946 23.5' LO
	2947 10' MULBERRY
	2948 17' LO
	2949 9' 8" DEAD
	2950 9' HACK
	2951 18' HACK
	2952 14' LO
	2953 27' LO
	2954 24.5' LO
	2955 32' LO
	2956 12' LO
	2957 20' LO
	2958 28.5' 24' LO
	2959 16' 12' CB
	2960 17' PECAN
	2961 9' CB
	2962 12' CB
	2963 17' LO
	2964 10.5' PECAN
	2965 26' LO

LEGAL DESCRIPTIONS OF LAND:

(PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT
OF NO. 21-4340-A, THIS SURVEYOR DID NOT PREPARE THE
FOLLOWING LEGAL DESCRIPTIONS.)

TRACT 1: LOT 1, RESUB OF A PORTION OF LOTS 1-4 FAIRVIEW PARK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 89, PAGE 312, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

TRACT 2: THE WEST 50' X 97.2' OF LOT 5, BLOCK 11, S. L. BROWN RESUBDIVISION OF LOTS 5, 6, 7 AND 8, BLOCK 11 OF FAIRVIEW PARK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 3, PAGE 122, PLAT RECORDS, TRAVIS COUNTY, TEXAS, BEING THE SAME PROPERTY CONVEYED IN WARRANTY DEED IN DOCUMENT NO. 2020083924, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

TRACT 3: THE EAST 50' X 108.7' OF LOT 5, BLOCK 11, S. L. BROWN RESUBDIVISION OF LOTS 5, 6, 7 AND 8, BLOCK 11 OF FAIRVIEW PARK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 3, PAGE 122, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF AUSTIN IN VOLUME 880, PAGE 366, DEED RECORDS, TRAVIS COUNTY, TEXAS, BEING THE SAME PROPERTY CONVEYED IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2020083929, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

TRACT 4: LOT 6, BLOCK 11, S. L. BROWN RESUBDIVISION OF LOTS 5, 6, 7 AND 8, BLOCK 11 OF FAIRVIEW PARK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 3, PAGE 122, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

TRACT 5: LOT 7, BLOCK 11, S. L. BROWN RESUBDIVISION OF LOTS 5, 6, 7 AND 8, BLOCK 11 OF FAIRVIEW PARK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 3, PAGE 122, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

TRACT 6: LOT 8, BLOCK 11, S. L. BROWN RESUBDIVISION OF LOTS 5, 6, 7 AND 8, BLOCK 11 OF FAIRVIEW PARK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 3, PAGE 122, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF AUSTIN IN VOLUME 880, PAGE 366, DEED RECORDS, TRAVIS COUNTY, TEXAS, BEING THE SAME PROPERTY CONVEYED IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2020083925, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

UTILITY AND IMPROVEMENT NOTE:

ONLY SURFACE EVIDENCE OF UTILITIES AND IMPROVEMENTS ARE SHOWN ON THIS SURVEY.

BEARING BASIS & HORIZONTAL DATUM:

TEXAS STATE PLANE COORDINATES, GRID
NAD 83 (CENTRAL ZONE 4203)

VERTICAL DATUM:

NAVD 88 ELEVATION DATUM

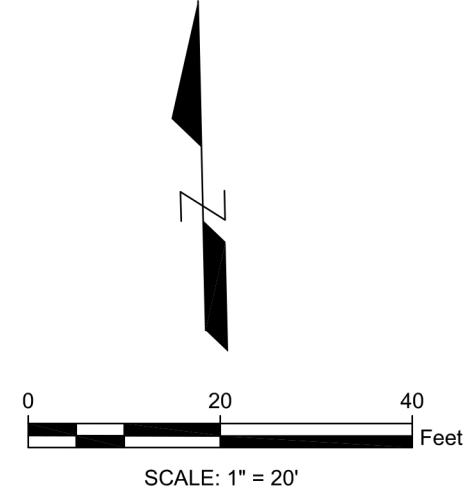
ON-SITE BENCHMARK:

TBM #1 - MAG NAIL SET AT THE SOUTHEAST CORNER OF THE INTERSECTION OF PARK LANE AND DRAKE AVENUE APPROXIMATELY 52 FEET SOUTHWEST FROM THE SOUTHWEST CORNER OF TRACT 4.
ELEV. = 520.79'

FLOODPLAIN NOTE:

THE SUBJECT TRACT IS LOCATED IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FEMA FLOOD INSURANCE RATE MAP PANEL 48055C0605K, EFFECTIVE DATE JANUARY 22, 2020 (CITY OF LOCKHART, COMMUNITY NO. 480624).

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).



LEGEND

●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON PIPE FOUND (UNLESS NOTED)
○	CAPPED 1/2" IRON ROD SET STAMPED "WUEST GROUP"
⊠	TEMPORARY BENCHMARK (MAG NAIL SET)
TPED	TELECOM. PEDESTAL
PP	POWER POLE
LP	LIGHT POLE
←	GUY WIRE
EM	ELECTRIC METER
—OH—	OVERHEAD UTILITY LINE
GMD	GAS METER
SSMH	STORM SEWER MANHOLE
WV	WATER VALVE
WM	WATER METER
FM	FIRE HYDRANT
WWMH	WASTEWATER MANHOLE
COO	CLEANOUT
—	WOOD FENCE
—	CHAIN LINK FENCE
NG	NATURAL GROUND
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
()	RECORD INFO. PER VOL. 95, PG. 127, P.R.T.C.T.
[]	RECORD INFO. PER VOL. 89, PG. 312, P.R.T.C.T.
{ }	RECORD INFO. PER VOL. 12189, PG. 2215, R.P.R.T.C.T.
(())	RECORD INFO. PER VOL. 3, PG. 122, P.R.T.C.T.
CONCRETE	CONCRETE

TRAVIS HEIGHTS

SEPTEMBER & OCTOBER, 2021
PROJECT NO. 501-110



ENGINEERING & SURVEYING

TBPLS FIRM # 10194507

TBPE FIRM # F-15324

5207 AIRPORT BOULEVARD

AUSTIN, TEXAS 78751

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SHEET

1 OF 1