

SCALE: 1"=30'

NORRIS ADDITION
BK. 26, PG. 38

LEGEND

- WOOD FENCE
- CHAIN LINK FENCE
- WIRE FENCE
- UTILITY LINE
- ELEC. METER
- GAS METER
- WATER METER
- IRON ROD FND.
- CALCULATED POINT
- X FOUND
- UTILITY POLE
- B.L. BUILDING LINE
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT



(S 60°E 77')
S 59°48'48"E 77.35'

(N 34°56'E)
N 35°19'30"E 321.12'

S 30°27'43"W 318.86'
(S 30°W)

AREA - 29,041 SQ. FT.
0.667 ACRES



AMENDING PLAT OF
VALLEY VIEW PARK
DOC.# 200800054

SURVEYOR'S NOTES

- () DENOTES RECORD INFORMATION
 - [] DENOTES RECORD INFORMATION PER DOC.# 200800054
 - [] DENOTES RECORD INFORMATION PER VOL. 13070, PG. 1736.
- THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.
- ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

* IMPORTANT NOTICE *

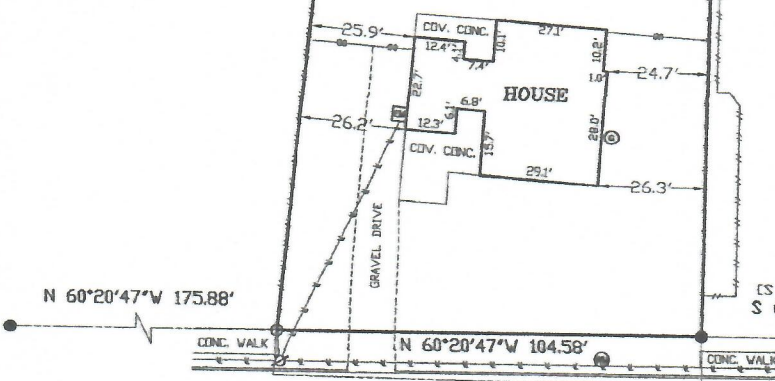
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DEPICTS ONLY THOSE BOUNDARIES, EASEMENTS AND BUILDING LINES SHOWN ON THE RECORDED PLAT. BOUNDARY AMENDMENTS, ADDITIONAL EASEMENTS AND SETBACKS MAY AFFECT THIS TRACT.

CURVE TABLE

①
C=N74°58'41"E 28.10'
A=31.15' R=20.00'
[C=N74°58'41"E 28.12']
[A=31.18']

BEARING BASIS
[S 60°21'20"E 143.61']
S 60°21'20"E 143.69'

FELICIANO &
JOSEFINA L. LOPEZ
VOL. 13070, PG. 1736



1806 FORTVIEW ROAD
(R.O.W. VARIES)

LEGAL DESCRIPTION:

BEING A PORTION OF BLOCK 39, THEODOR LOW HEIGHTS, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN VOL. 445, PG. 581, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING THAT CERTAIN TRACT OF LAND CONVEYED BY DEED AS RECORDED IN DOC.# 2017074018, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

REFERENCE: MAXA



Roger L. Way



ALL POINTS SURVEYING

1714 FORTVIEW ROAD - SUITE 200
AUSTIN TX 78704

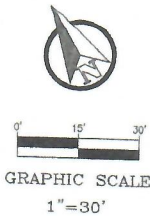
TELE.: (512) 440-0071 - FAX: (512) 440-0199

FIRM REGISTRATION # 10118000

FIELD WORK	DATE	BY

SURVEY DATE: 02-06-20
Job No. 01810020
SCALE: 1"=30'

TOPOGRAPHIC SURVEY



LEGEND			
●	1/2" IRON ROD FOUND AS NOTED	⊖	III PHASE POWER
○	1/2" IRON ROD SET W/CAP 5418	Ⓜ	MAIL BOX
⊙	IRON PIPE FOUND	⬇	DOWN GUY
⊕	CHAIN LINK FENCE POST	W/C	"WITH CAP STAMPED"
▲	60D NAIL FOUND	VOL. PG.	VOLUME PAGE
△	CALCULATED POINT	DOC. NO.	DOCUMENT NUMBER
⊗	WATER VALVE	D.R.T.C.T.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
⊘	WATER METER	O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
⊙	GAS METER	P.R.T.C.T.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
⊖	CLEAN OUT	P.U.E.	PUBLIC UTILITY EASEMENT
⊙	IRRIGATION CONTROL VALVE	B.L.	BUILDING LINE
⊖	SERVICE POLE	N.T.S.	NOT TO SCALE
⊖	I PHASE POWER	()	RECORD INFORMATION
⊖	II PHASE POWER		

TREE TABLE	
101	23" LIVE OAK
102	20" SUGARBERRY (11-14)
103	18" CEDAR
104	14" TREE
105	16" CEDAR
106	20" LIGUSTRUM (3-3-4-4-4-5-5-6)
107	20" MULTI-STEM LIGUSTRUM (3-4-4-6-11)
108	14" TREE
109	12" PECAN
110	10" PECAN
111	11" PECAN
112	15" PECAN
113	18" PECAN
114	14" PECAN

TREE TABLE	
115	10" PECAN
116	14" TRIPLE LIGUSTRUM (5-6-8)
117	9" SUGARBERRY
118	15" MULTI-STEM LIGUSTRUM (3-4-6-7)
119	13" PECAN
120	12" TRIPLE PECAN (4-6-7)
121	17" MULTI-STEM LIGUSTRUM (3-3-4-4-5-5)
122	19" MULTI-STEM LIGUSTRUM (3-3-4-4-5-5-5)
123	23" LIVE OAK
124	27" LIVE OAK
125	22" LIVE OAK
126	9" TREE
127	29" TRIPLE CEDAR ELM (11-11-18)
128	30" PECAN

BEARING BASIS:

ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (2011), CENTRAL ZONE.

NOTES:

THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF TITLE COMMITMENT ISSUED BY TITLE RESOURCES GUARANTY COMPANY, GF NO. 202201294, EFFECTIVE DATE: MARCH 16, 2022. ITEMS (1), (10A) AND (10B) DOES AFFECT SUBJECT PROPERTY.

NO ADDITIONAL RESEARCH WAS PERFORMED BY BIG SKY SURVEYING FOR ANY ADDITIONAL EASEMENT(S) OR BUILDINGS LINES WHICH MAY OR MAY NOT AFFECT SUBJECT TRACT.

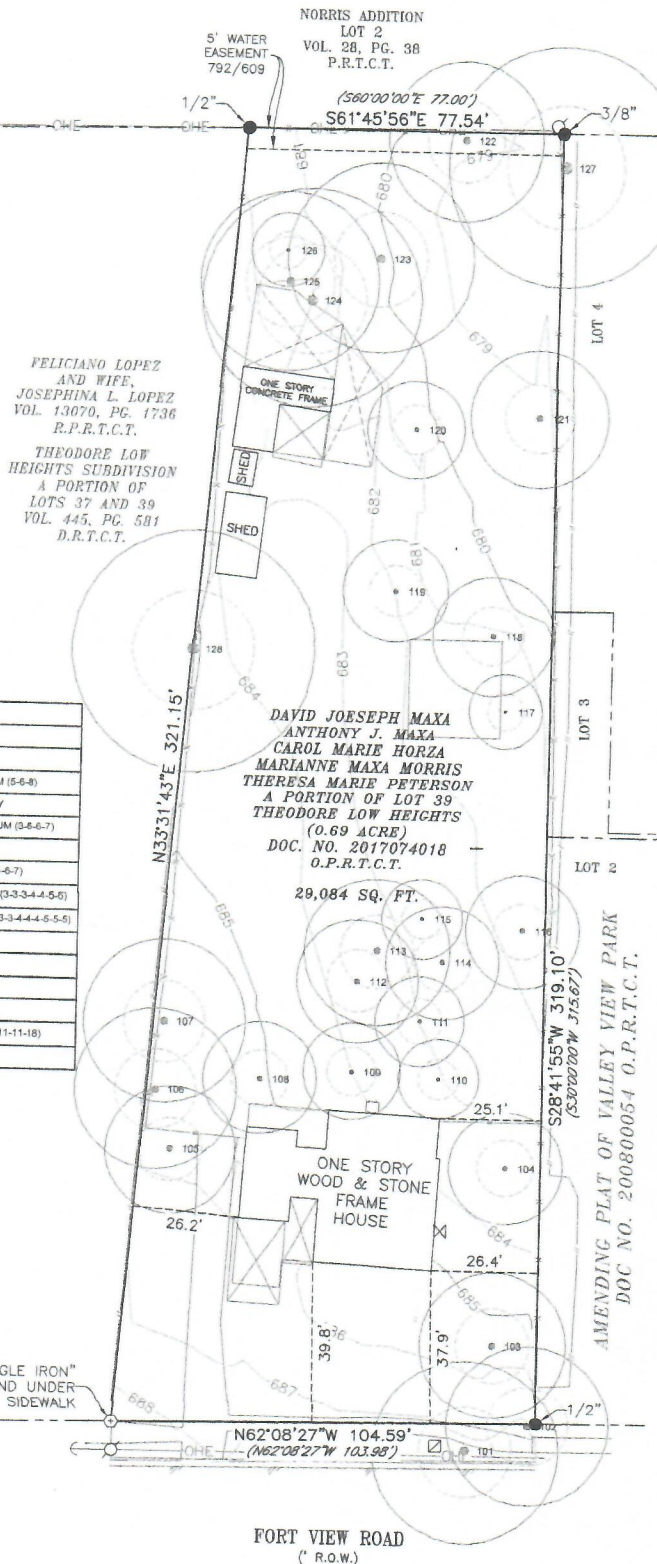
BUILDING SETBACKS SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE REQUIREMENTS.

DUE TO VARYING CONSTRUCTION STANDARDS, HOUSE DIMENSIONS ARE APPROXIMATE.

I, FELIX M. GONZALEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING MARCH 2022, UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE; THAT THE PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR TOPOGRAPHIC SURVEYS".

FELIX M. GONZALEZ
REGISTERED PROFESSIONAL
LAND SURVEYOR
NO. 5418 - STATE OF TEXAS

03/29/2022



FELICIANO LOPEZ
AND WIFE,
JOSEPHINA L. LOPEZ
VOL. 13070, PG. 1736
R.P.R.T.C.T.

THEODORE LOW
HEIGHTS SUBDIVISION
A PORTION OF
LOTS 37 AND 39
VOL. 445, PG. 581
D.R.T.C.T.

DAVID JOSEPH MAXA
ANTHONY J. MAXA
CAROL MARIE HORZA
MARIANNE MAXA MORRIS
THERESA MARIE PETERSON
A PORTION OF LOT 39
THEODORE LOW HEIGHTS
(0.69 ACRE)
DOC. NO. 2017074018
O.P.R.T.C.T.

29,084 SQ. FT.

FORT VIEW ROAD
(* R.O.W.)



4025 CHRIS DRIVE ABILENE, TEXAS 79606
FIRM NO. 10194204
PH. (325)428-6959 EMAIL: BIGSKYSURVEY@YAHOO.COM