

ADDRESS:
2804 OAKMONT BLVD

Waterloo Surveyors
SURVEY PLAT
Topographic & Tree

A0791

LEGAL DESCRIPTION:

LOT 3 AND THE NORTH 1.5' OF LOT 4, RESUBDIVISION OF LOTS 6,7,8,9 AND 10, BRYKERWOODS ANNEX NO. 2, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 64, PLAT RECORDS, SAVE AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF AUSTIN BY DEED RECORDED IN VOLUME 3758, PAGE 1386, DEED RECORDS, BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2014128922, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

NOTE:

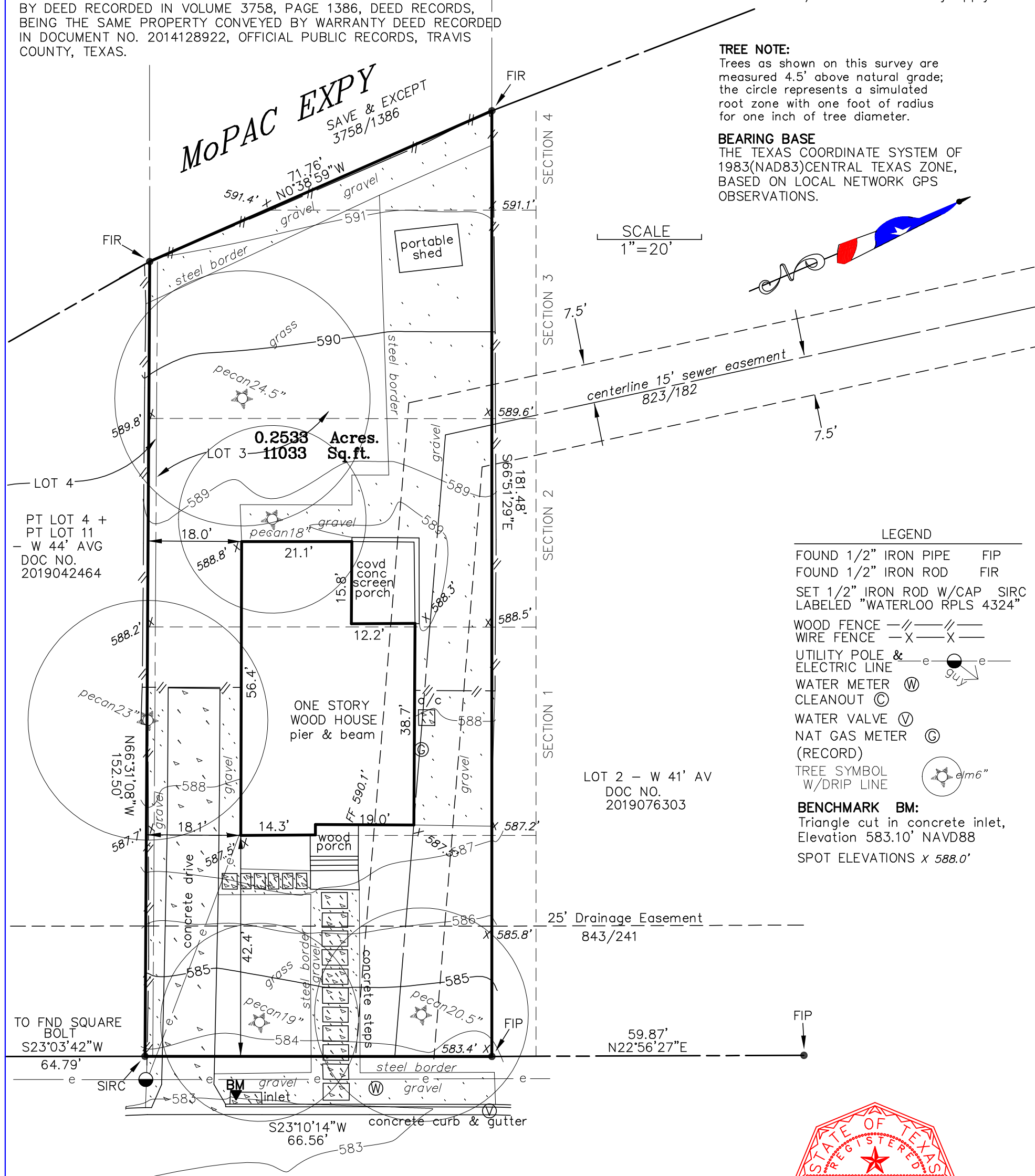
This survey was made without the benefit of a title commitment and additional easements and/or restrictions may apply

TREE NOTE:

Trees as shown on this survey are measured 4.5' above natural grade; the circle represents a simulated root zone with one foot of radius for one inch of tree diameter.

BEARING BASE

THE TEXAS COORDINATE SYSTEM OF 1983(NAD83)CENTRAL TEXAS ZONE, BASED ON LOCAL NETWORK GPS OBSERVATIONS.



State of Texas:
County of Travis:

OAKMONT BOULEVARD

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B.3,6 Condition II Survey.

And I certify that the property shown hereon IS NOT 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: 48453C0445K

Zone: X Dated: JANUARY 21, 2020

Survey Dated this the 21ST day of JULY, 2022.

Thomas P. Dixon R.P.L.S. 4324
FIRM#10124400

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