

OWNER:
CLAY E. MORGAN

ADDRESS:
3012 BEE CAVES ROAD
ROLLINGWOOD, TEXAS 78746

LEGAL DESCRIPTION:

0.621 ACRES OF LAND, MORE OR LESS, OUT OF THE HENRY P. HILL LEAGUE IN TRAVIS COUNTY, TEXAS, BEING ALL OF THE BEE CAVE ROAD OFFICE PARK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, TOGETHER WITH THAT PORTION OF PEAK ROAD VACATED IN ORDINANCE NUMBER 176 AND FURTHER, SAID 0.621 ACRES BEING ALL OF THAT 0.62 ACRES DESCRIBED IN VOLUME 12208, PAGE 220, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

NOTE:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE, AND MAY BE SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS NOT SHOWN HEREON. NO ADDITIONAL EASEMENT RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY.

Waterloo Surveyors Inc.

SURVEY PLAT

LEGEND

RECORD CALL ()
BUILDING SETBACK LINE B.L.
PUBLIC UTILITY EASEMENT P.U.E.
FOUND IRON ROD WITH CAP FIRC
UTILITY LINE — P — P —
WIRE FENCE — X — X — X —
SEWER VALVE (S)
WATER VALVE (V)
WATER METER (W)
WASTE WATER MANHOLE (WW)
UTILITY POLE/GUY ANCHOR (●)

TREE NOTE:

THE TREE CIRCLES SHOWN HEREON HAVE ONE (1) FOOT RADIUS DRAWN FOR EVERY ONE (1) INCH OF MEASURED TRUNK DIAMETER. GENERALLY, TRUNK DIAMETER IS MEASURED AT A DISTANCE OF 4.5 FEET ABOVE GROUND LEVEL. MULTI-TRUNK TREES ARE DISPLAYED USING THE FOLLOWING FORMULA: SUM OF THE LARGEST TRUNK + 1/2 OF THE SUM OF SMALLER TRUNKS.
TREE, DRIPLINE & NUMBER

TREE LIST: (cont.)

#	TYPE	SIZE
103,	CHINABERRY	8" 8"
104,	HACKBERRY	8" 5"
105,	LIVE OAK	16"
106,	LIVE OAK	19" 16"
107,	LIVE OAK	14"
108,	HACKBERRY	9"
109,	ELM	9"
110,	ELM	9"
111,	JUNIPER	10"
112,	JUNIPER	9"
113,	JUNIPER	8"
114,	JUNIPER	8"
115,	HACKBERRY	8" 5"
122,	LIVE OAK	13" 12"
123,	ELM	15"
131,	JUNIPER	10"
134,	JUNIPER	8"
135,	JUNIPER	14"
139,	JUNIPER	12"
143,	LIVE OAK	14"
144,	LIVE OAK	9"
145,	LIVE OAK	12"
146,	LIVE OAK	8"
147,	LIVE OAK	13" 7"
148,	LIVE OAK	10"
149,	LIVE OAK	11"
150,	LIVE OAK	11"
151,	LIVE OAK	13"
152,	LIGUSTRUM	7" 7" 5"
153,	JUNIPER	8"
154,	JUNIPER	8" 5"
158,	LIVE OAK	16"
160,	ELM	11"
161,	ELM	11"
167,	LIVE OAK	9"
168,	LIVE OAK	10"
169,	ELM	8"
170,	JUNIPER	10"
171,	LIVE OAK	8"

TREE LIST: (cont.)

#	TYPE	SIZE
172,	LIVE OAK	8"
173,	ELM	8"
174,	LIVE OAK	8"
175,	LIVE OAK	10"
176,	LIVE OAK	14"
177,	LIVE OAK	12"
178,	JUNIPER	9"
179,	JUNIPER	8"
180,	JUNIPER	9"
181,	JUNIPER	8"
182,	JUNIPER	8" 7"
183,	JUNIPER	8"
184,	LIVE OAK	10"
185,	LIVE OAK	9"
186,	LIVE OAK	8"
187,	LIVE OAK	10"
190,	LIVE OAK	25"
232,	ELM	10"
235,	ELM	8"
236,	HACKBERRY	11"
238,	JUNIPER	8"
247,	HACKBERRY	11"
248,	LIVE OAK	20"
249,	JUNIPER	17"
250,	LIGUSTRUM	8" 7"
254,	JUNIPER	13"
256,	JUNIPER	9"
257,	LIVE OAK	13"
258,	LIVE OAK	11"
259,	LIVE OAK	8"
260,	LIVE OAK	11"
261,	LIVE OAK	10"
262,	LIVE OAK	13"
263,	ELM	20"
265,	LIGUSTRUM	8"
267,	LIVE OAK	11"
270,	ELM	11"
272,	ELM	10"
273,	LIVE OAK	13" 9"

TREE LIST:

#	TYPE	SIZE
47,	ASH	8"
48,	ASH	10"
51,	JUNIPER	10"
55,	LIVE OAK	13" 11"
56,	JUNIPER	15"
59,	JUNIPER	8"
60,	JUNIPER	8"
72,	JUNIPER	11"
73,	LIGUSTRUM	12"
74,	JUNIPER	11"
75,	LIGUSTRUM	13"
76,	JUNIPER	8"
78,	LIVE OAK	12"
79,	LIVE OAK	12"
80,	LIVE OAK	13"
81,	ELM	8"
82,	LIVE OAK	8"
83,	JUNIPER	11"
86,	LIVE OAK	17"
94,	HACKBERRY	9" 8" 8"
95,	ELM	16"
96,	ELM	8"
97,	JUNIPER	12"

NOTE:

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

SCALE
1" = 20'

0.6207 Acres
270387.2 Sq.ft.
(Vol.12885, Pg.1522)

BENCHMARKS:

BM#1:
TXDOT BRASS DISC MONUMENT
NAVD88 ELEVATION: 596.04'
BM#2:
SPINDLE IN ASPHALT
NAVD88 ELEVATION: 633.51'

R=623.09'
A=159.78'(159.68')
C=159.34'(159.24')
N84°00'19"W

R=622.96'
A=44.29'(44.39')
C=44.28'(44.38')
N86°34'27"E

State of Texas:
County of Travis:

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 3-6 Conditions II Survey.

And I certify that the property shown hereon IS PARTIALLY 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: 48453C0445J, Zone: A & X, Dated: 1/6/2016.

Dated this the 7th day of MARCH, 2018.

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

