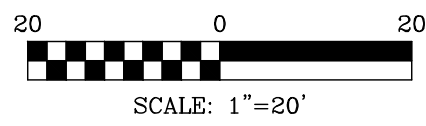


BEING A TOPOGRAPHIC AND TREE SURVEY OF LOT 4, BLOCK 2 WESTLAKE HIGHLANDS, A SUBDIVISION OF RECORD IN VOLUME 11, PAGE 28 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS



LEGEND

- IRON ROD FOUND (SIZE NOTED)
- IRON PIPE FOUND (SIZE NOTED)
- ▲ NAIL FOUND
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
- BCG MAG NAIL WITH WASHER STAMPED "BCG" SET
- ▲ CALCULATED POINT
- /// WOOD FENCE
- CHAINLINK FENCE
- OHU OVERHEAD UTILITY LINE
- - -120 EXISTING CONTOUR LINE
- CO CLEAN-OUT
- WM WATER METER
- WV WATER VALVE
- () RECORD INFORMATION (PER VOL.XX, PG.XX, X.R.T.C.T.X.)
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- F.I.R.M. FLOOD INSURANCE RATE MAP

TREE#	SIZE/TYPE (MULTIPLE TRUNKS IN PARANTHESIS)
7814	16" (11.5", 9") LIVE OAK
7815	17" LIVE OAK
7816	11" CEDAR ELM
7817	12" ASH
7818	11.5" WALNUT
7819	14.5" LIVE OAK
7820	20.5" LIVE OAK
7821	15.5" LIVE OAK
7822	24" (16", 15.5") LIVE OAK
7823	18" LIVE OAK
7824	15.5" PEAR
7825	12" LIVE OAK
7826	22" LIVE OAK
7827	11" (8", 5.5") CREPE MYRTLE
7828	14" PEAR
7829	16" SPANISH OAK
7830	23" (17" 12.5") HACKBERRY
7831	16" (11" 10.5") SPANISH OAK
7832	11" LIVE OAK
7833	16" (12" 7") LIVE OAK
7834	11" SPANISH OAK
7835	11" (8.5" 4.5") SPANISH OAK

NOTES:

1. CONTOUR INTERVAL IS 1 FT.
2. THE PROPERTY LINES SHOWN HEREON ARE APPROXIMATE IN NATURE, AND ARE A BEST FIT ROTATION OF THE RECORD INFORMATION AMONGST THE MONUMENTATION FOUND DURING THE COURSE OF THE SURVEY. THIS IS NOT A BOUNDARY SURVEY.

TITLE COMMITMENT 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.

FLOOD NOTE:

AREA LIES IN ZONE X (AREA OUTSIDE OF 500 YEAR FLOOD PLAIN) ON FIRM MAP NO. 48453C0435K EFFECTIVE JANUARY 22, 2020. THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).

BEARING BASIS:

BEARING BASIS IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83. DISTANCES SHOWN HEREON ARE GRID VALUES.

VERTICAL DATUM: NAVD 88 (GEOID18)

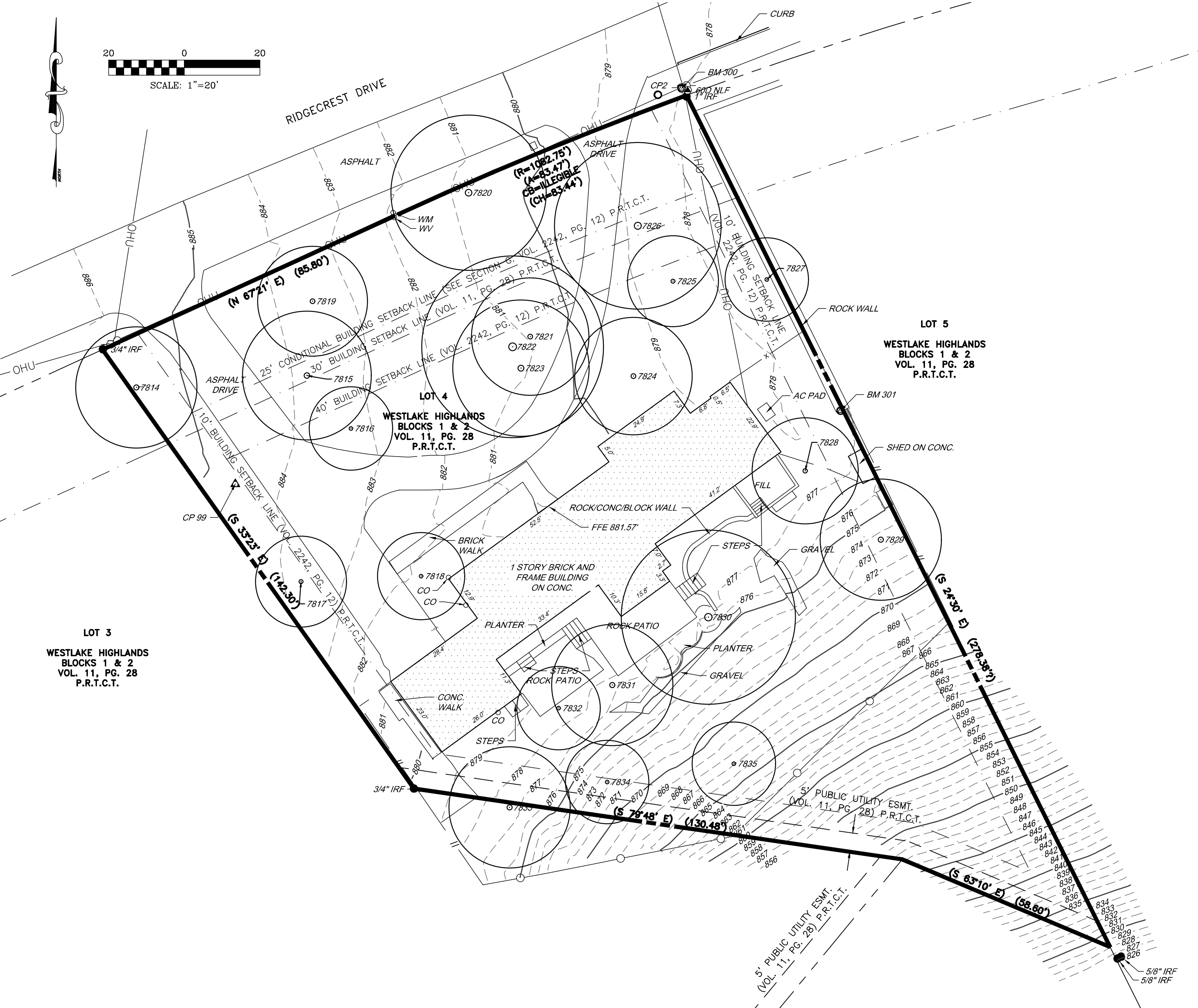
BM BENCHMARK
CP HORIZONTAL CONTROL POINT

NUMBER	NORTHING	EASTING	ELEVATION (NAVD88/GEOID18)	TYPE
PT	NORTHING	EASTING	ELEV.	TYPE
CP2	10088221.76	3094569.41	878.18	1/2-INCH IRON ROD SET
CP99	10088118.85	3094457.69	884.78	1/2-INCH IRON ROD SET
BM300	10088223.45	3094575.66	878.94	COTTON SPINDLE SET IN PP
BM301	10088138.21	3094617.68	877.29	MAG NAIL W BCG WASHER SET IN CONC.

FILE: P:\70662.001 1505 RIDGECREST.DWG	DRAWN BY: CWV	CREW: MK
DATE: 03-17-2023	CHECKED BY: CWV	FB #: XXXX
SCALE: 1"=20'	FN #: XXXX	PLAN #: XXXX
JOB #: 70662-01		

NO.	REVISION	BY	DATE

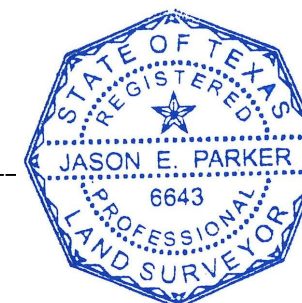
PLOT DATE: Mar 17, 2023-3:57pm



SURVEYOR'S CERTIFICATION

THE SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECT SUPERVISION, FEBRUARY 15, 2023.

3-22-2023
DATE



JASON EDWARD PARKER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6643 - STATE OF TEXAS



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