

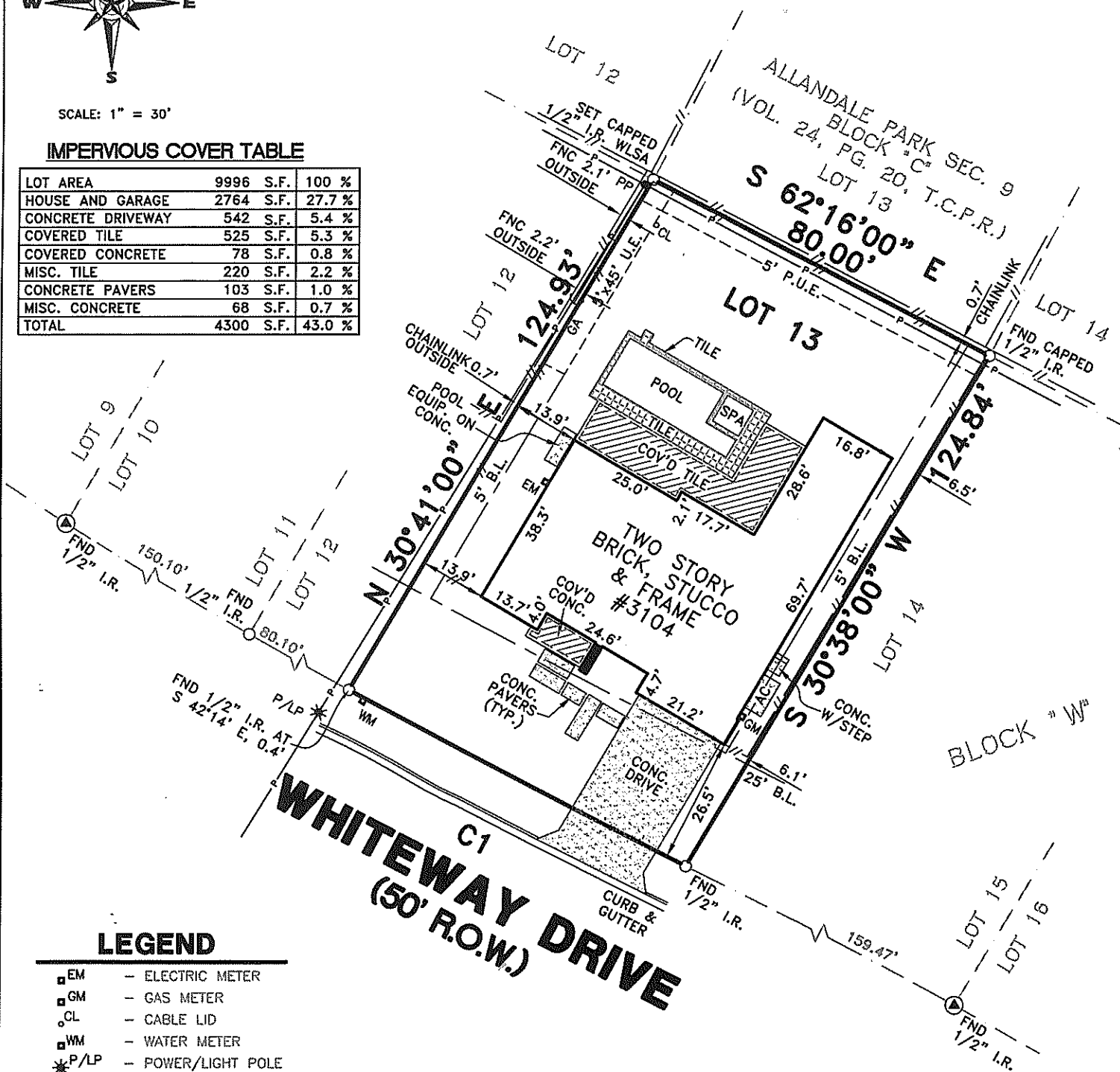
SCALE: 1" = 30'

### IMPERVIOUS COVER TABLE

LOT AREA	9996 S.F.	100 %
HOUSE AND GARAGE	2764 S.F.	27.7 %
CONCRETE DRIVEWAY	542 S.F.	5.4 %
COVERED TILE	525 S.F.	5.3 %
COVERED CONCRETE	78 S.F.	0.8 %
MISC. TILE	220 S.F.	2.2 %
CONCRETE PAVERS	103 S.F.	1.0 %
MISC. CONCRETE	68 S.F.	0.7 %
TOTAL	4300 S.F.	43.0 %

### CURVE TABLE

CURVE	RADIUS	DELTA	ARC
C1	3202.00'	01°26'00"	80.10'



### LEGEND

- EM - ELECTRIC METER
- GM - GAS METER
- CL - CABLE LID
- WM - WATER METER
- \*P/LP - POWER/LIGHT POLE
- PP - POWER POLE
- GA - GUY ANCHOR
- P - OVERHEAD POWER LINE
- W - WOOD FENCE
- B.L. - BUILDING LINE
- U.E. - UTILITY EASEMENT
- P.U.E. - PUBLIC UTILITY EASEMENT
- ( ) - RECORD INFORMATION
- ⊙ - CONTROL MONUMENT

### NOTES:

- THE FOLLOWING NOTES ARE BASED ON INFORMATION CONTAINED IN TITLE COMMITMENT GF NO. 2145237-ARB OF INDEPENDENCE TITLE, EFFECTIVE DATE OF JULY 2, 2023. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY.
  - SUBJECT TO RESTRICTIVE COVENANTS BY VOL. 15, PG. 71, T.C.P.R., VOL. 2506, PG. 313, VOL. 2608, PG. 73, T.C.D.R.
  - BUILDING LINE RESTRICTIONS BY VOL. 2506, PG. 313, T.C.D.R.
  - 5' EASEMENT FOR UTILITY INSTALLATION AND MAINTENANCE IS RESERVED OFF THE (REAR) BY VOL. 2506, PG. 313, T.C.D.R.
- SUBJECT TO ALL APPLICABLE CITY AND/OR COUNTY DEVELOPMENT CODES AND ORDINANCES.

ALL BEARINGS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED. ALL EASEMENTS AND BUILDING LINES ARE BASED ON THE RECORDED PLAT, UNLESS OTHERWISE NOTED. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY HAS BEEN COMPILED IN ACCORDANCE WITH INFORMATION CONTAINED IN THE TITLE COMMITMENT REFERENCED IN GF NO. -

### SURVEY OF

LOT 13, BLOCK "W", ALLANDALE PARK SEC. 8, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 15, PAGE 71, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

THIS TRACT IS LOCATED WITHIN FLOOD ZONE "X(UNSHADED)" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480624 0445 J, REVISED JANUARY 06, 2016. FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

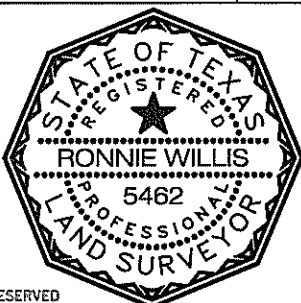
CLIENT	STONE ACORN BUILDERS LLC	LENDER CO.	-
ADDRESS	3104 WHITEWAY DRIVE, AUSTIN TX, 78757	TITLE CO.	-



**Windrose Land Services - Austin**  
4120 Commercial Center Dr.  
Suite 300  
Austin, Texas 78744

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I do hereby certify that this survey was this day made on the ground and that this plat correctly represents the property legally described hereon (or on attached sheet). That the facts found at the time of this survey show the improvements and that there are no encroachments apparent on the ground, except as shown. Surveyor for Windrose Land Services - Austin.

*R. Willis*

06/03/24

FIRM REGISTRATION NO. 10110400

FIELD WORK	05/28/24	MB	DRAFTED BY	05/31/24	WS	CHECKED BY	06/03/24	RW
REVISION	-	-		-		MAPSCO PAGE	JOB NO.	
REVISION	-	-		-		525 J	40343	