

MONTE VISTA DRIVE
(RIGHT-OF-WAY WIDTH VARIES)

30 0 30



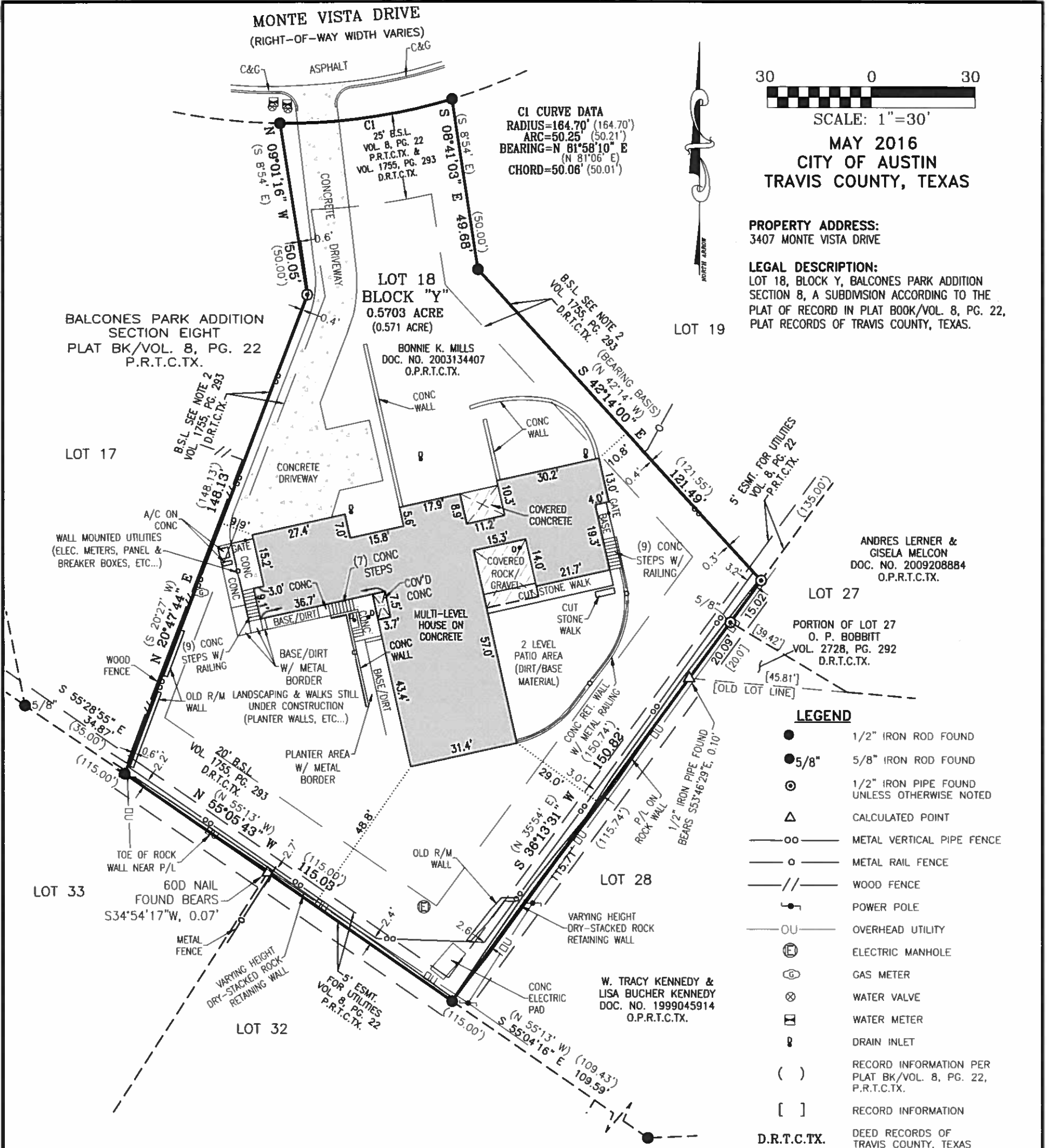
SCALE: 1"=30'

MAY 2016
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

PROPERTY ADDRESS:
3407 MONTE VISTA DRIVE

LEGAL DESCRIPTION:
LOT 18, BLOCK Y, BALCONES PARK ADDITION
SECTION 8, A SUBDIVISION ACCORDING TO THE
PLAT OF RECORD IN PLAT BOOK/VOL. 8, PG. 22,
PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

CI CURVE DATA
RADIUS=164.70' (164.70')
ARC=50.25' (50.21')
BEARING=N 81°58'10" E
CHORD=50.06' (50.01')



LEGEND

- 1/2" IRON ROD FOUND
- 5/8" 5/8" IRON ROD FOUND
- ⊙ 1/2" IRON PIPE FOUND UNLESS OTHERWISE NOTED
- △ CALCULATED POINT
- oo— METAL VERTICAL PIPE FENCE
- o— METAL RAIL FENCE
- //— WOOD FENCE
- P— POWER POLE
- OU— OVERHEAD UTILITY
- ⊕ ELECTRIC MANHOLE
- ⊙ GAS METER
- ⊗ WATER VALVE
- ⊖ WATER METER
- ⊔ DRAIN INLET
- () RECORD INFORMATION PER PLAT BK/VOL. 8, PG. 22, P.R.T.C.TX.
- [] RECORD INFORMATION
- D.R.T.C.TX. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.TX. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- B.S.L. BUILDING SETBACK LINE
- C&G CONCRETE CURB & GUTTER
- R&M ROCK & MORTAR
- P/L PROPERTY LINE

NOTES:

1. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT COMMITMENT FOR TITLE INSURANCE. ONLY THE EASEMENTS AND BUILDING SETBACKS LINE SHOWN ON THE PLAT OF RECORD IN PLAT BOOK VOL. 8, PG. 22, P.R.T.C.TX AND THE RESTRICTIONS DESCRIBED IN THE DEED OF RECORD, VOL. 1755, PG. 293, D.R.T.C.TX. ARE SHOWN HEREON. NO OTHER EASEMENT RESEARCH OR OTHER MATTERS OF RECORD WAS PERFORMED BY BOWMAN CONSULTING. CITY OF AUSTIN ZONING SETBACKS AND RESTRICTIONS WERE NOT RESEARCHED BY BOWMAN CONSULTING AND ARE NOT SHOWN ON THIS SURVEY. THERE MAYBE CITY OF AUSTIN ZONING OR OTHER ORDINANCES THAT AFFECT THE TRACT SHOWN HEREON.

2. SIDE SETBACK LINES PER VOL. 1755, PG. 293, D.R.T.C.TX. ARE: "NO NEARER THAN FIVE (5) FEET TO ANY SIDE PLOT LINE, EXCEPT THAT THE TOTAL COMBINED SETBACK FROM BOTH SIDES SHALL IN NO EVENT BE LESS THAN FIFTEEN (15) FEET".

SURVEYOR'S CERTIFICATION

I, WILLIAM D. O'HARA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING MAY 2016, UNDER MY DIRECTION AND SUPERVISION, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE May 17, 2016

 WILLIAM D. O'HARA
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 4878 - STATE OF TEXAS

DATE: 12-17-13	DRAWN BY: KM
SCALE: 1"=20'	CHECKED BY: JB
JOB #: 5993	F.B. #: 352
PLAN #: 814	
A.3] UPDATE-RECORD AREA LABEL/NOTE ADDED	06-09-14
B] BOUNDARY EXHIBIT-FENCE TIES	12-02-15
C] FINAL AS-BUILT SURVEY	05-16-16
NO.	REVISION
	DATE

Bowman
CONSULTING

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TBPE Firm No. F-2986 | TBPLS Firm No. 101208-00

FINAL AS-BUILT SURVEY
LOT 18, BLOCK Y, BALCONES
PARK ADDITION, SECTION EIGHT
TRAVIS COUNTY, TEXAS