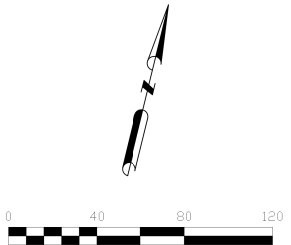


1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

A B C D E F G H J K L



E 17TH ST.  
(50' R.O.W.)

TBM "A"  
SQUARE CUT  
IN TOP OF  
CONCRETE  
ELEV.=544.95'

E M FRANKLIN AVE.  
(R.O.W. VARIES)

**LEGEND**

- BENCHMARK
- IRON ROD FOUND
- IRON PIPE FOUND
- 1/2-INCH IRON ROD WITH DASHNER RPLS 5901
- STAINLESS STEEL CAP SET
- ⊕ FIRE HYDRANT
- WATER METER
- WATER VALVE
- CLEANOUT
- WASTEWATER MANHOLE
- UTILITY POLE
- GUY WIRE
- ( ) RECORD INFORMATION
- WOOD FENCE
- CHAIN LINK FENCE
- METAL FENCE
- OVERHEAD UTILITY

CARLOS CAMPUZANO AND  
MARIA CAMPUZANO  
0.47 ACRE  
DOC. NO. 2000148128

DORA A RHAMBO  
0.443 ACRE  
VOL. 10540, PG. 501

1.804 ACRES  
(78,634 SQ. FT.)

YING-CHEN CHEN, TUN-MIN CHEN  
AND HUA-TSU CHEN  
1.806 ACRES  
DOC. NO. 2012081457

LOT 2  
RED CEDAR ADDITION  
DOC. NO. 200700047

LOT 3  
RED CEDAR ADDITION  
DOC. NO. 200700047

(N78°47'38"E 560.30')  
(N76°20'16"E 560.09')

(S76°18'48"W 550.13')  
(S78°47'10"W 550.13')

TBM "B"  
SQUARE CUT  
IN TOP OF  
CONCRETE  
ELEV.=543.30'

DELONEY ST.  
(50' R.O.W.)

E 16TH ST.  
(50' R.O.W.)

**GENERAL NOTES-**

1. ONLY VISIBLE, ABOVE-GROUND IMPROVEMENTS ARE SHOWN HEREON.
2. THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD 83(2011), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.
3. THE BASIS OF ELEVATIONS SHOWN HEREON IS NAVD88(2012B).
4. THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ZONE "X SHADED" (AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE) AND ZONE "AE" (SPECIAL FLOOD HAZARD AREAS INUNDED BY THE 1% ANNUAL CHANCE FLOOD) AS DEPICTED ON F.E.M.A. FEDERAL INSURANCE RATE MAP PANEL NO. 48453C0465K DATED JANUARY 22, 2020.
5. FLOODPLAIN LIMITS SHOWN HEREON ARE OVERLAYED FROM FEMA NFHL GIS DATA ACCESSED ON 8/31/2021.
6. THIS SURVEY WAS PERFORMED WITHOUT A TITLE COMMITMENT. SURVEYOR DID NOT ABSTRACT THE PROPERTY, AND IS NOT RESPONSIBLE FOR THE EXISTENCE OR LOCATION OF ANY POSSIBLE EASEMENTS, RESTRICTIONS, OR COVENANTS THAT MAY AFFECT THE TRACT SHOWN HEREON.
7. THIS SURVEY DOES NOT CONSTITUTE A TITLE SURVEY AND SHOULD NOT BE USED TO CONVEY REAL PROPERTY.
8. THIS TRACT IS POSSIBLY SUBJECT TO A SANITARY SEWER EASEMENT GRANTED TO THE CITY OF AUSTIN BY DOCUMENT OF RECORD IN VOLUME 2434, PAGE 280, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

**SURVEYOR'S CERTIFICATION-**

I HEREBY CERTIFY THAT AN INSPECTION WAS MADE IN AUGUST, 2021 ON THE GROUND OF THE TRACT OF LAND AS SHOWN HEREON AND THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY AND IN GOOD STANDING IN THE STATE OF TEXAS, AND THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

ABRAM C. DASHNER  
RPLS NO. 5901  
6448 E HWY 290, STE. B-105  
AUSTIN, TEXAS 78723



REV	REVISION / DESCRIPTION	DATE

CLIENT INFORMATION  
JENNIE CHEN

ABRAM DASHNER, RPLS, LLC  
6448 E HWY 290, STE. B-105  
AUSTIN, TX 78723  
info@rpls5901.com  
512-244-3395

1.804 ACRES OF LAND OUT OF OUTLOT 23, DIVISION B, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 1.806 ACRE TRACT SHOWN AND DESCRIBED IN DOCUMENT NO. 2012081457 OF THE CHEN BY DEED OF RECORD IN VOLUME 2434, PAGE 280, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.  
AS-BUILT TOPOGRAPHIC SURVEY

AUGUST 25, 2021

CHECKED BY: AD	ISSUE DATE: 08/30/2021
JOB NUMBER: 199-01	SHEET: 1 OF 1