SURVEY OF
LOT 7, BLOCK 'A'
BELLO VISTA
VOLUME 76, PAGES 150-151, T.C.P.R.
AMENDED BY VOLUME 6625, PAGE 2290, T.C.D.R.
TRAVIS COUNTY, TEXAS

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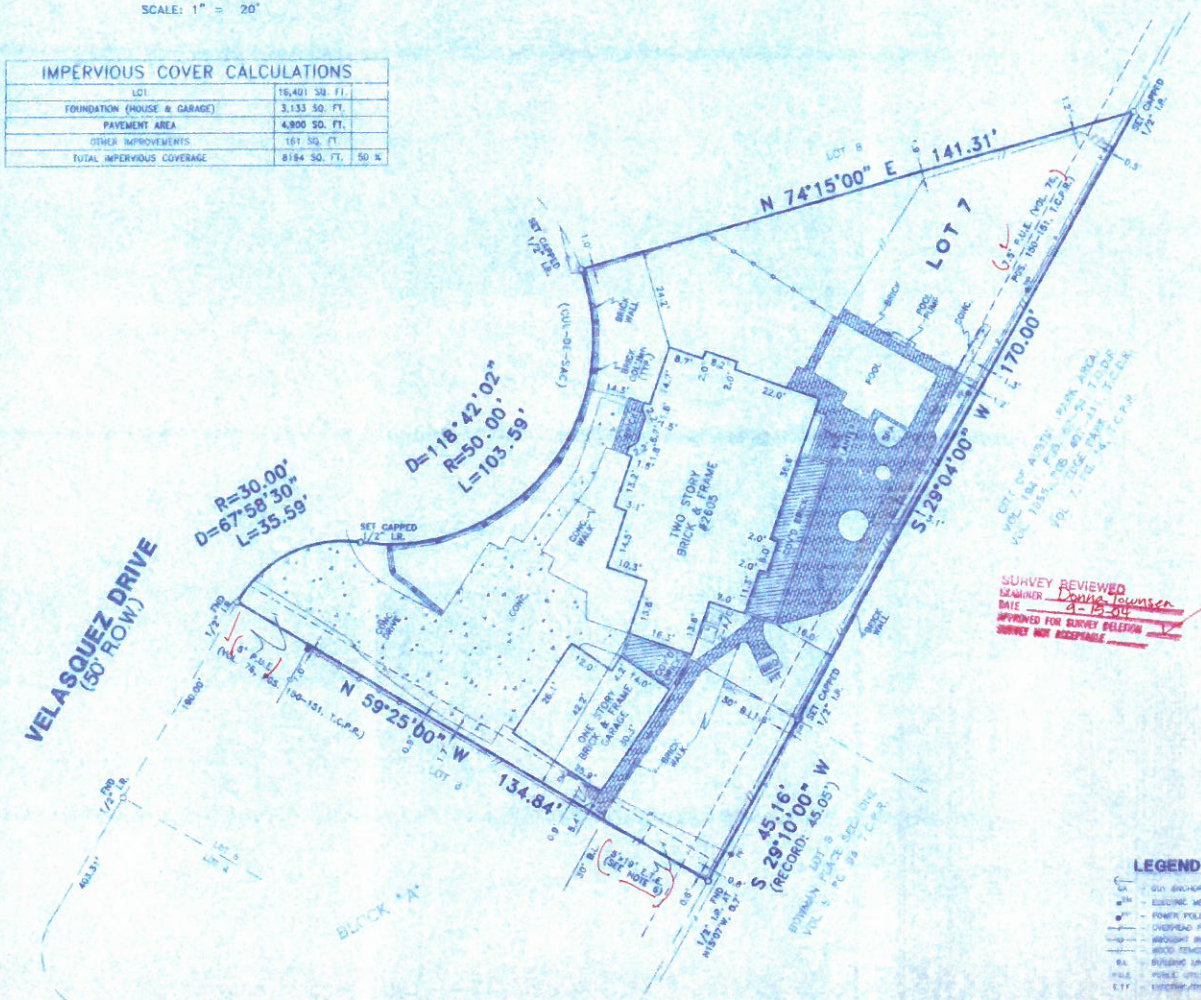
SCALE: 1" = 20'

IMPERVIOUS COVER CALCULATIONS		
LOT	16,401 SQ. FT.	
FOUNDATION (HOUSE & GARAGE)	3,133 SQ. FT.	
PAVEMENT AREA	4,800 SQ. FT.	
OTHER IMPROVEMENTS	161 SQ. FT.	
TOTAL IMPERVIOUS COVERAGE	8194 SQ. FT.	50 %



SURVEY REVIEWED
SEARNER Donnie Townsen
DATE 9-15-04
APPROVED FOR SURVEY DELETION
SURVEY NOT ACCEPTABLE

LEGEND

- GA - GUY ANCHOR
- EM - ELECTRIC METER
- PP - POWER POLE
- OHP/L - OVERHEAD POWER LINE
- WI/WF - WROUGHT IRON FENCE
- WOOD FENCE
- B.L. - BUILDING LINE
- P.U.E. - PUBLIC UTILITY EASEMENT
- E.T.T. - ELECTRIC/TELEPHONE EASEMENT

GENERAL NOTES

1) THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. 00042087 OF HERITAGE TITLE COMPANY OF AUSTIN, INC./TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE OF SEPTEMBER 2, 2004. SURVEYOR DID NOT ABSTRACT CURRENT OWNERSHIP.

2) ALL BEARINGS ARE BASED ON THOSE OF THE RECORDED PLAT, UNLESS OTHERWISE NOTED.

3) ALL EASEMENTS AND BUILDING LINES ARE BASED ON RECORDED PLAT, UNLESS OTHERWISE NOTED.

4) THE SUBJECT PROPERTY IS LOCATED IN ZONE "X(UNSHADED)" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480624 0205 L, REVISED JUNE 16, 1993. ZONE DETERMINATION WAS DONE BY GRAPHIC PLOTTING FROM THE FIRM MAP. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

5) SUBJECT TO RESTRICTIVE COVENANTS OF RECORD UNDER VOL. 76, PG. 150, T.C.P.R. AND VOL. 8061, PG. 427, AND VOL. 6625, PG. 2290, T.C.D.R.

6) 5' ELECTRIC/TELEPHONE EASEMENT TO THE CITY OF AUSTIN AND SOUTHWESTERN BELL TELEPHONE COMPANY BY VOL. 1344, PG. 49, T.C.D.R. PARTIALLY RELEASED TO 5'+W (SOUTH LINE) BY VOL. 7858, PG. 845, AND VOL. 7858, PG. 849, T.C.R.P.R.

7) DECK AND BRICK WALL ARE WITHIN 1.5' PUBLIC UTILITY EASEMENT AS SHOWN.

8) CONCRETE DRIVE AND BRICK ARE WITHIN 5' PUBLIC UTILITY EASEMENT AS SHOWN.

I, RONNIE WILLIS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT AT THE REQUEST OF ALLISON W. LAUGHLIN AND PATRICK LAUGHLIN, HERITAGE TITLE COMPANY OF AUSTIN, INC. AND TITLE RESOURCES GUARANTY COMPANY, THAT THE SURVEY SUBSTANTIALLY CONFORMS TO A CATEGORY 1A CONDITION II SURVEY AND WAS THIS DAY MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, AND THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THE IMPROVEMENTS AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN.

STATE OF TEXAS
REGISTERED
RONNIE WILLIS
5462
PROFESSIONAL
LAND SURVEYOR

RONNIE WILLIS
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR
R.P.L.S. NO. 5462

9/14/04
DATE

PURCHASER: ALLISON W. LAUGHLIN AND PATRICK LAUGHLIN
ADDRESS: 2605 VELASQUEZ DRIVE, AUSTIN, TEXAS

DRAWN BY: JW
DATE: 09/13/04
SCALE: 1" = 20'
CHECKED BY: RW
SHEET 1 OF 1

OWNER:
TITLE COMPANY: HERITAGE TITLE COMPANY OF AUSTIN, INC./TITLE RESOURCES GUARANTY COMPANY

REVISIONS

DATE	REASON

Windrose Land Services
Austin
3412 TOLEDO LANE, SUITE 514
AUSTIN, TEXAS 78724
PROPERTIES SURVEYED WORLDWIDE
SURVEYS: ALTA, ALL BOUNDARY, ELEVATION
Telephone: (512) 326-3100
Fax: (512) 326-3770