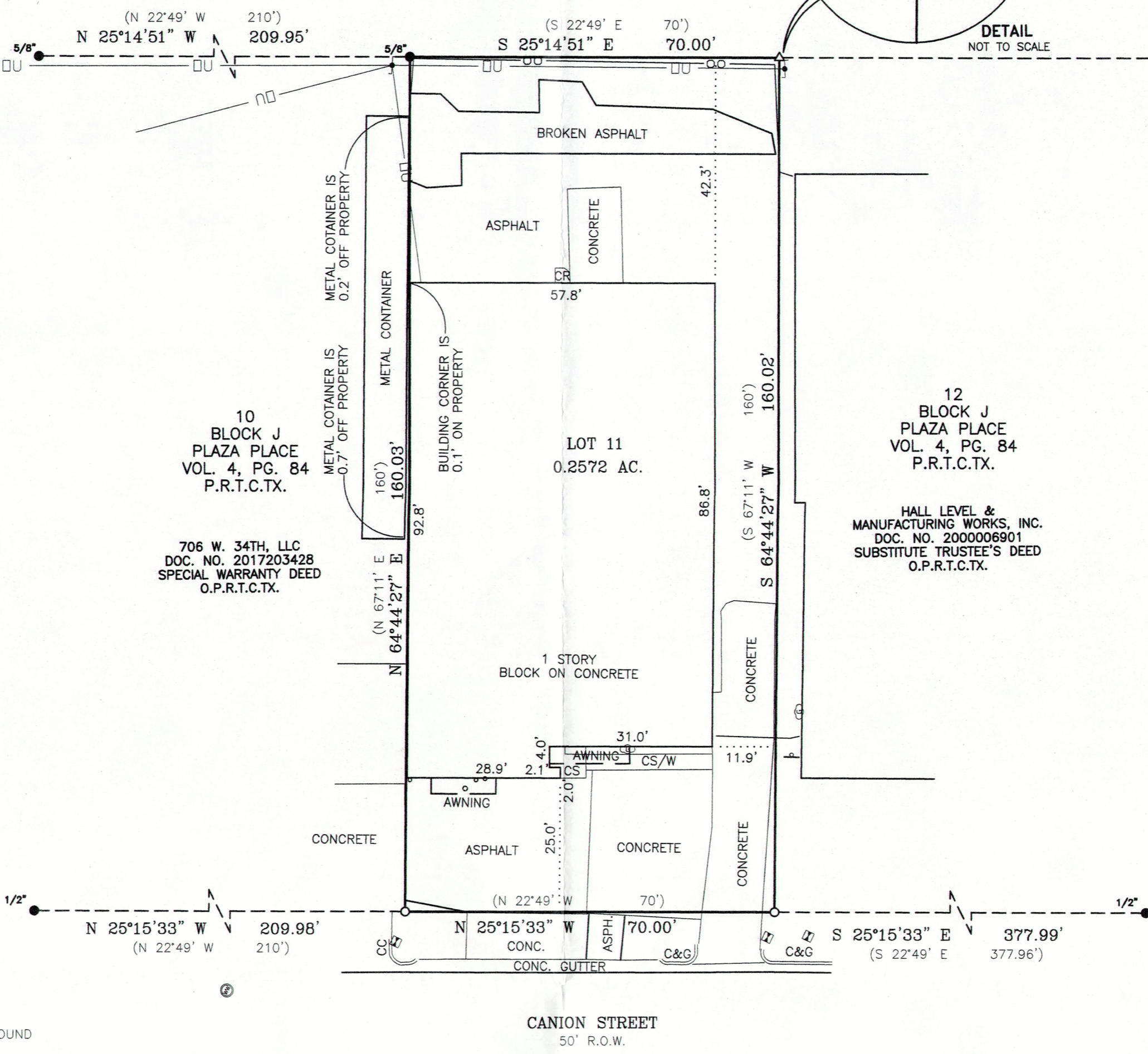
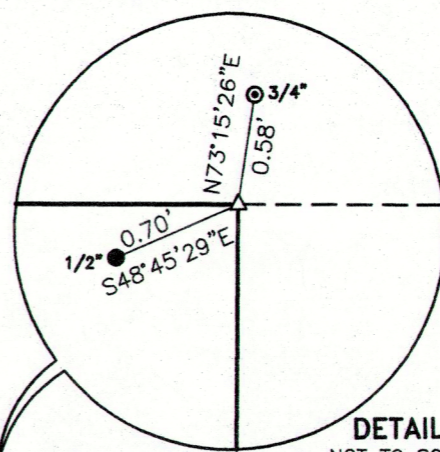


MARCH, 2018
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

CAPITAL METROPOLITAN TRANSPORTATION AUTHORITY
VOL. 13187, PG. 3118
QUITCLAIM DEED
O.P.R.T.C.TX.



10
BLOCK J
PLAZA PLACE
VOL. 4, PG. 84
P.R.T.C.TX.

706 W. 34TH, LLC
DOC. NO. 2017203428
SPECIAL WARRANTY DEED
O.P.R.T.C.TX.

12
BLOCK J
PLAZA PLACE
VOL. 4, PG. 84
P.R.T.C.TX.

HALL LEVEL &
MANUFACTURING WORKS, INC.
DOC. NO. 2000006901
SUBSTITUTE TRUSTEE'S DEED
O.P.R.T.C.TX.

CANION STREET
50' R.O.W.

LEGEND

- 5/8" 5/8" IRON ROD FOUND
- 1/2" 1/2" IRON ROD FOUND
- ⊙ 3/4" 3/4" IRON PIPE FOUND
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
- ⊙ NAIL SET
- ∞— CHAIN LINK FENCE
- UTILITY POLE
- OU— OVERHEAD UTILITY LINE
- ⊙ GAS METER
- UTILITY RISER
- ⊙ WATER METER
- ⊙ WASTEWATER MANHOLE
- CLEAN OUT
- ⊙ SIGN
- () RECORD INFORMATION (PER BOOK 4, PG. 84, P.R.T.C.TX.)

P.R.T.C.TX. PLAT RECORDS OF TRAVIS COUNTY, TEXAS

O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

- F.I.R.M. FLOOD INSURANCE RATE MAP
- AC AIR CONDITIONER
 - CONC. CONCRETE
 - CS CONCRETE STOOP/CONCRETE STEP
 - CC CONCRETE CURB
 - CS/W CONCRETE SIDEWALK
 - C&G CURB & GUTTER
 - CR CONCRETE RAMP
 - UM/UB UTILITY METER/UTILITY BOX

FLOOD NOTE:
THE SUBJECT TRACT IS SHOWN TO BE IN FLOOD ZONE X, OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP PANEL NO. 48453C0455J, MAP REVISED JANUARY 6, 2016.

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).

PROPERTY ADDRESS: 624 CANION STREET

LEGAL DESCRIPTION:
LOT 11, BLOCK J, PLAZA PLACE, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN BOOK 4, PAGE 84, P.R.T.C.TX.

NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.99991960.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT COMMITMENT FOR TITLE INSURANCE. ONLY THE EASEMENTS SHOW ON THE PLAZA PLACE SUBDIVISION PLAT ARE SHOWN HEREON. NO ADDITIONAL RESEARCH FOR EASEMENTS OR OTHER MATTERS OF RECORD WERE PERFORMED BY BOWMAN CONSULTING GROUP.

SURVEYOR'S CERTIFICATION

I, DONALD J. ZDANCEWICZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING MARCH 2018, UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THERE ARE NO APPARENT ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS WITH THE DEED LINES SHOWN EXCEPT AS SHOWN HEREON; THAT THERE ARE NO APPARENT DISCREPANCIES OR DEED LINE CONFLICTS WITH THE DEEDS SHOWN EXCEPT AS SHOWN HEREON; THAT THERE ARE NO VISIBLE UTILITY LINES EXCEPT AS SHOWN HEREON; AND THAT THIS PROPERTY ADJOINS A DEDICATED RIGHT-OF-WAY.



4/12/18
DATE

Donald J. Zdancewicz
DONALD J. ZDANCEWICZ
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6687 - STATE OF TEXAS

FILE: P:\90317-Twin Oak Properties\90317-01-001(SUR)\Survey\Working\090317-624 Canion-Bndry.dwg	CREW: MK, BE
DATE: 03-23-18	DRAWN BY: DZ
SCALE: 1"=20'	CHECKED BY: J.D.B.
JOB #: 90317-01-001	DRAWING #: PLAN #: 2372
NO.	REVISION
	BY
	DATE



Bowman Consulting Group, Ltd.
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Phone: (512) 327-1180 Fax: (512) 327-4062
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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

BOUNDARY PLAT
LOT 11
BLOCK J
PLAZA PLACE
TRAVIS COUNTY, TEXAS