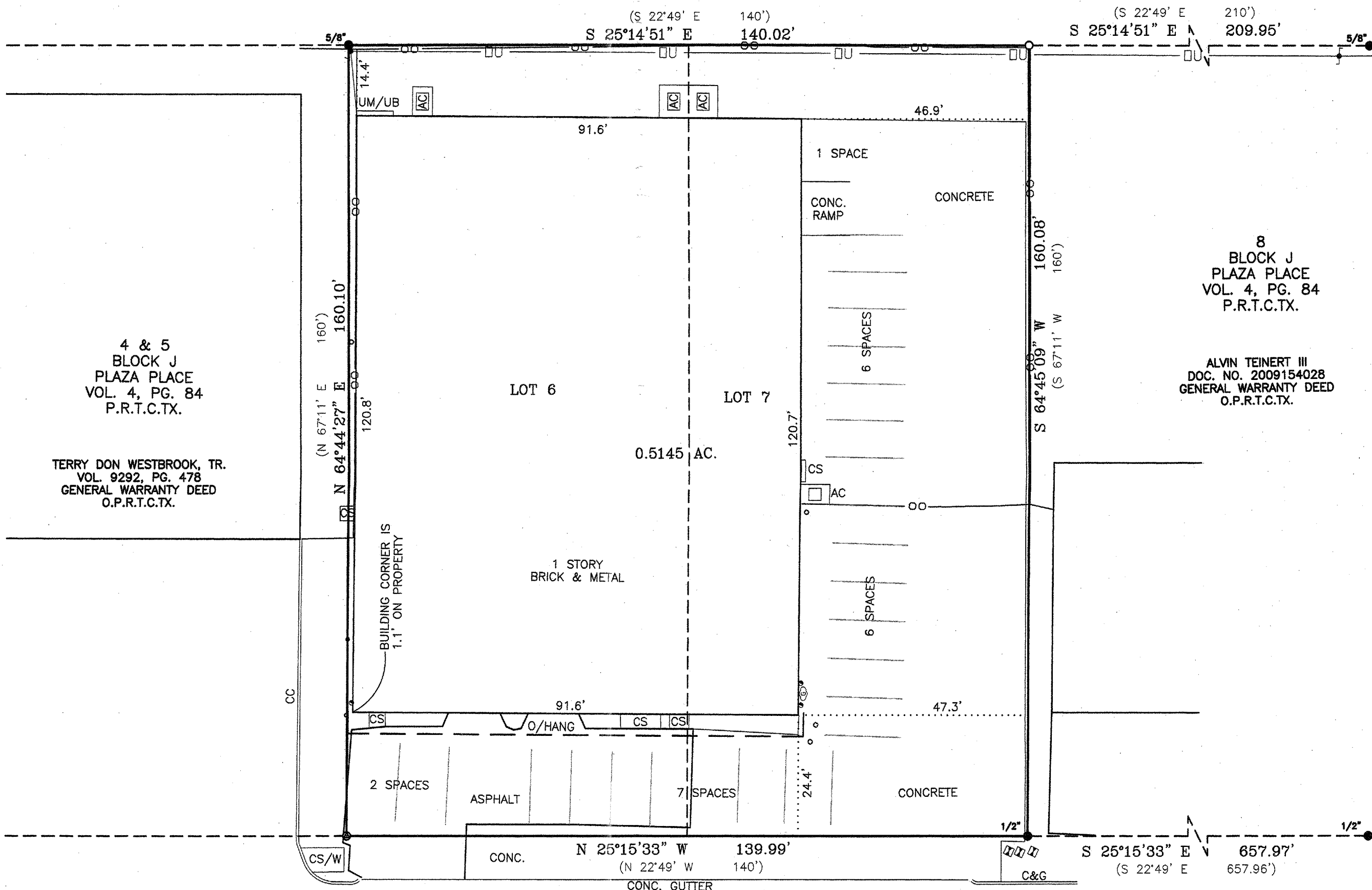


MARCH, 2018
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

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



LEGEND

- 5/8" 5/8" IRON ROD FOUND
 - 1/2" 1/2" IRON ROD FOUND
 - 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
 - ⊙ NAIL SET
 - CHAIN LINK FENCE
 - UTILITY POLE
 - OU— OVERHEAD UTILITY LINE
 - ⊙ GAS METER
 - GAS VALVE
 - UTILITY RISER
 - ⊞ WATER METER
 - () 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
 - C&G CURB & GUTTER
 - O/HANG OVERHANG
 - UM/UB UTILITY METER/UTILITY BOX

PROPERTY ADDRESS: 650 CANION STREET

LEGAL DESCRIPTION:
LOT 6 AND LOT 7, 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.

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).

CANION STREET
50' R.O.W.

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

D 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\090317-650 Canion-Bdry.dwg			
DATE: 03-23-18	DRAWN BY: DZ	CREW: MK, BE	
SCALE: 1"=20'	CHECKED BY: J.D.B.	FB #: 419	
JOB #: 90317-01-001	DRAWING #:	PLAN #: 2371	
NO.	REVISION	BY	DATE



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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

BOUNDARY PLAT
LOT 6 & LOT 7
BLOCK J
PLAZA PLACE
TRAVIS COUNTY, TEXAS