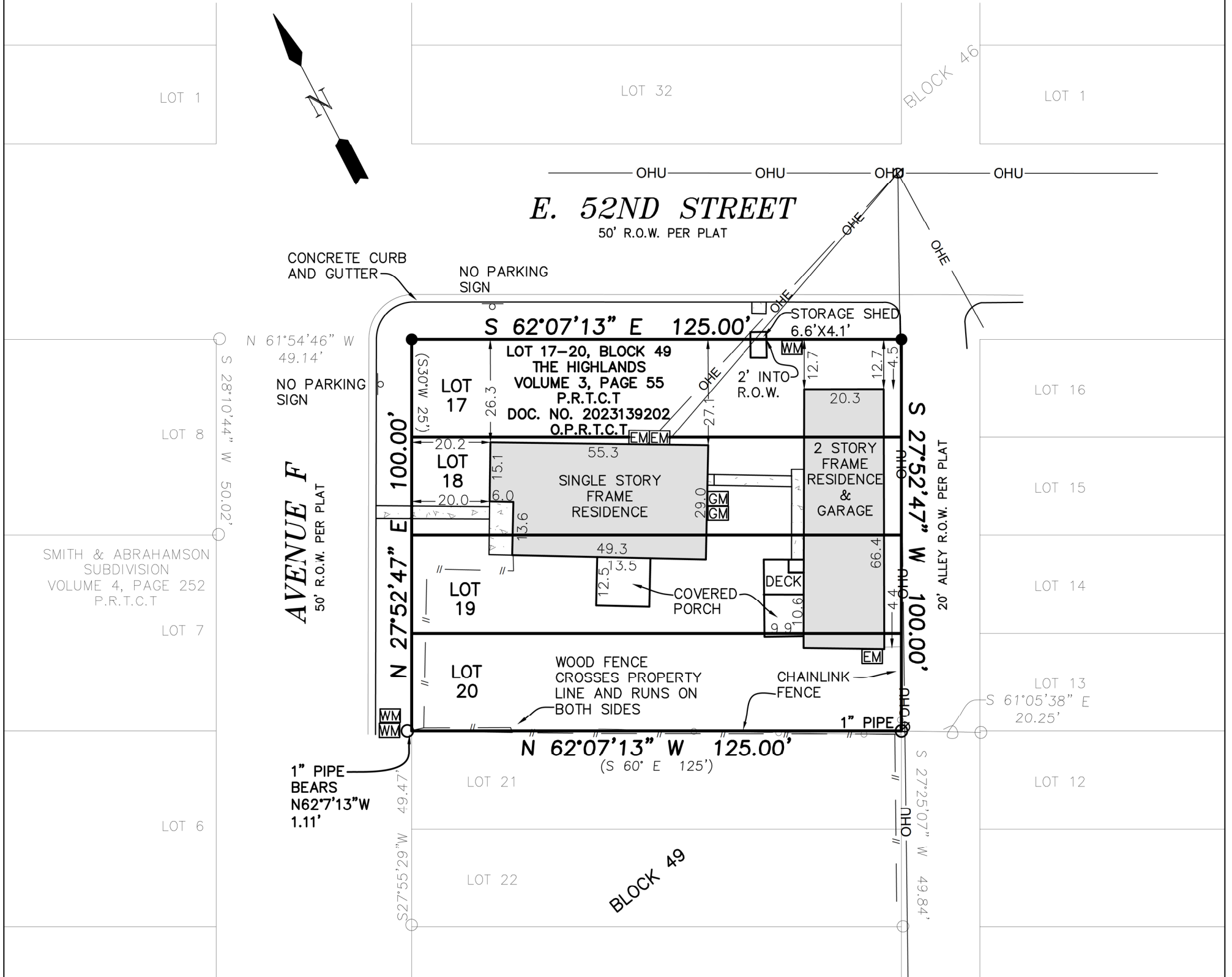
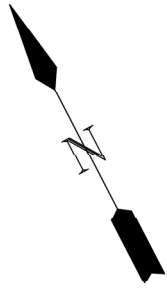
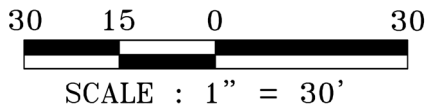


SURVEY MAP

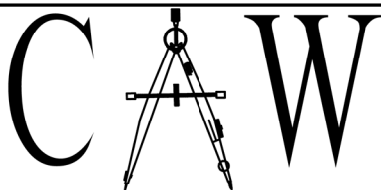
THE FOLLOWING IS A SURVEY OF LOT NUMBER 17-20, BLOCK 49 THE HIGHLANDS ADDITION TO AUSTIN, TEXAS, IN TRAVIS COUNTY, TEXAS AS RECORDED IN VOLUME 3, PAGE 55, PLAT RECORDS, TRAVIS COUNTY, TEXAS.
ADDRESS: 5115 AVE. F, AUSTIN, TEXAS



NOTES:

1. ALL RODS FOUND ARE 1/2" IRON RODS UNLESS NOTED OTHERWISE.
2. ALL RODS SET ARE 1/2" IRON RODS WITH ORANGE CAP STAMPED "CAWC RPLS 5810"
3. BASIS OF BEARING IS GRID NORTH FOR TEXAS CENTRAL 4203.
4. RECORD CALLS SHOWN IN PARENTHESIS, (V3, P155 P.R.T.C.T.)
5. LOT IS SUBJECT TO ANY AND ALL RESTRICTIONS AND EASEMENTS THAT MAY AFFECT.
6. THIS SURVEY WAS COMPLETED WITHOUT A CURRENT TITLE COMMITMENT.
7. CURRENT ZONING APPEARS TO BE SF-3-NCCD-NP. SECURE A ZONING DESIGNATION FROM THE CITY OF AUSTIN. VERIFY ZONING AND SET BACKS.

NO PORTION OF THE ABOVE DESCRIBED LIES IN A FLOOD HAZARD AREA ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER **48453C0455J**, MAP DATED **JANUARY 6, 2016**. HEREIN DESCRIBED PROPERTY LIES WITHIN **ZONE X**



CONSULTANTS, INC.
Civil Engineers Land Surveyors Land Planners

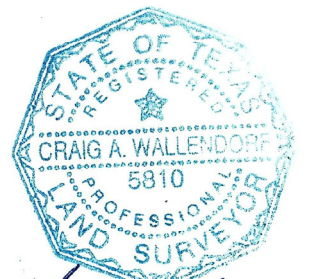
P.O. BOX 1326
 FREDERICKSBURG, TEXAS 78624
 OFFICE: (830) 992-0964
 CRAIG@CAWCONSULTANTS.COM
 RPLS FIRM#10194498, PE FIRM#18432

LEGEND

I.R.F. ○	IRON ROD FOUND
I.R.S. ●	IRON ROD SET
— x —	WIRE FENCE
— UGE —	UND. GRND. ELECT.
— OHE —	OVERHEAD ELECT.
⊙	POWER POLE
←	GUY WIRE
GM	GAS METER
WM	WATER METER
WV	WATER VALVE
EM	ELECTRIC METER
AC	AIR CONDITIONER

5115 AVE. F
 AUSTIN, TEXAS
 LOT 17-20, BLOCK 49
 THE HIGHLANDS
 VOLUME 3, PAGE 55, P.R.T.C.T
 VESTING 2023139202, O.P.R.T.C.T

DRAWN BY: CAWC	SCALE: 1" = 30'
CAD ID: 2634501.dwg	APPROVED BY: C.A.W.
JOB NUMBER: 2634501	DATE: 5.28.26
SHEET 1 OF 1	



Craig A. Wallendorf
 5.28.26