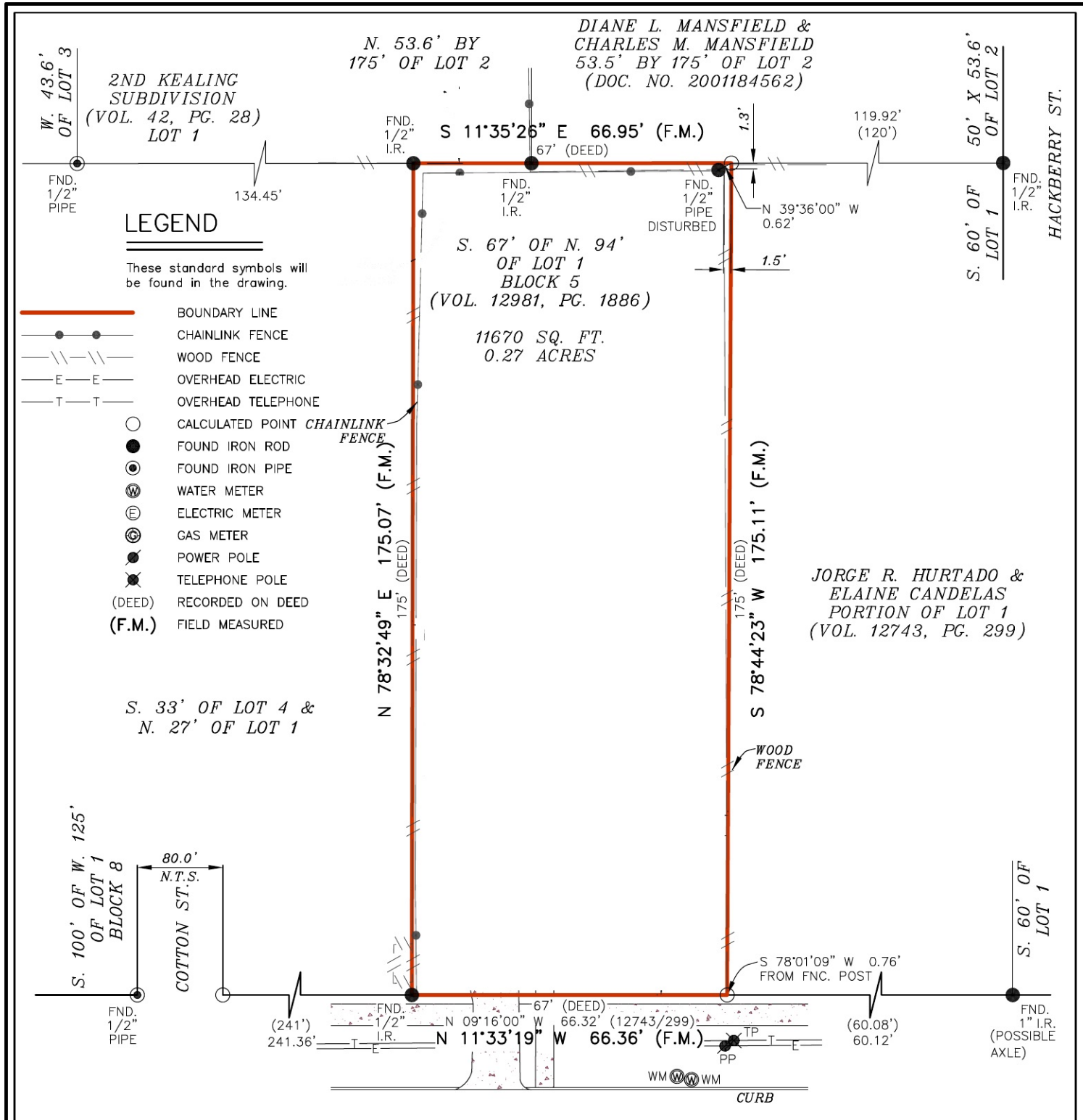




SAN BERNARD ST.
(80' R.O.W.)

SURVEYOR'S NOTE(S):

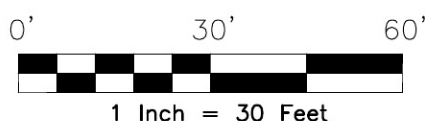
BASIS OF BEARING, TEXAS CENTRAL ZONE, NAD 83.

At date of this survey, the property is in FEMA designated 100 Year ZONE X as verified by FEMA map Panel No: 48453C 0465 K effective date of JANUARY 22, 2020. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

X _____
X _____

GRAPHIC SCALE



I, AARON MICAH REYNOLDS, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to INDEPENDENCE TITLE and ---

that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

Borrower/Owner: CHARLES GORDON AND JESSICA GORDON
Address: 1173 SAN BERNARD ST., AUSTIN, TX 78702 GF No. 2110355-BAL

Legal Description of the Land: Being the South Sixty-Seven (67) feet of the North Ninety-Four (94) feet Lot 1, Block 5, GEORGE L. ROBERTSON SUBDIVISION OF OUTLOT NO 56, DIVISION "B" of the Original City of Austin, according to the map or plat thereof recorded in Volume Z, Page 616, Deed Records, Travis County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME Z, PAGE(S) 616, DEED AND PLAT RECORDS, TRAVIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:

FOR DEMONSTRATION ONLY.
Buildings on this 2021 survey were demolished and are removed. Final surveys to be approved by title after T-47 completion.

FINAL "AS-BUILT" SURVEY

JOB NO.:	2102075295	NO.	REVISION	DATE
DATE:	02/23/21	01.	UPDATED	03/01/21
DRAWN BY:	MN/HM		SURVEY	
APPROVED BY:	AMR			

DEMONSTRATION ONLY - NOT CERTIFIED

Aaron M. Reynolds
AARON MICAH REYNOLDS, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6644



P.O. BOX 160369
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