

STANDARD LAND SURVEY

Address 1172 ANGELINA STREET, Reference BECK & BELLA PROPERTIES LLC
Lot 53.6 FT X 175 FT. OF LOT 2 BLOCK 5, OUTLOT 56 DIVISION B, GEORGE L. ROBERTSON SUBDIVISION
of record in Book Z Page 616 of the Plat Records of TRAVIS County, Texas

- LEGEND**
- BM 1/2" ▲ TEMPORARY BENCHMARK FOUND
 - 1/2" ● 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - ⊗ "X" FOUND IN CONCRETE
 - () RECORD INFORMATION
 - < > VOLUME 42, PAGE 28
 - R.O.W. RIGHT-OF-WAY
 - (AS PER PLAT) BOOK 4, PAGE 107
 - P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
 - P.U.E. PUBLIC UTILITY EASEMENT
 - //— WOOD PRIVACY FENCE
 - 00— CHAINLINK FENCE
 - CONCRETE IMPROVEMENTS
 - ASPHALT PAVING
 - GRAVEL & DIRT
 - OVERHEAD ELECTRIC/TELEPHONE LINE
 - POWER POLE WITH GUY WIRE AND ANCHOR
 - WATER METER
 - GAS METER
 - WATER VALVE
 - CRITICAL ROOT ZONE/D RIP LINE

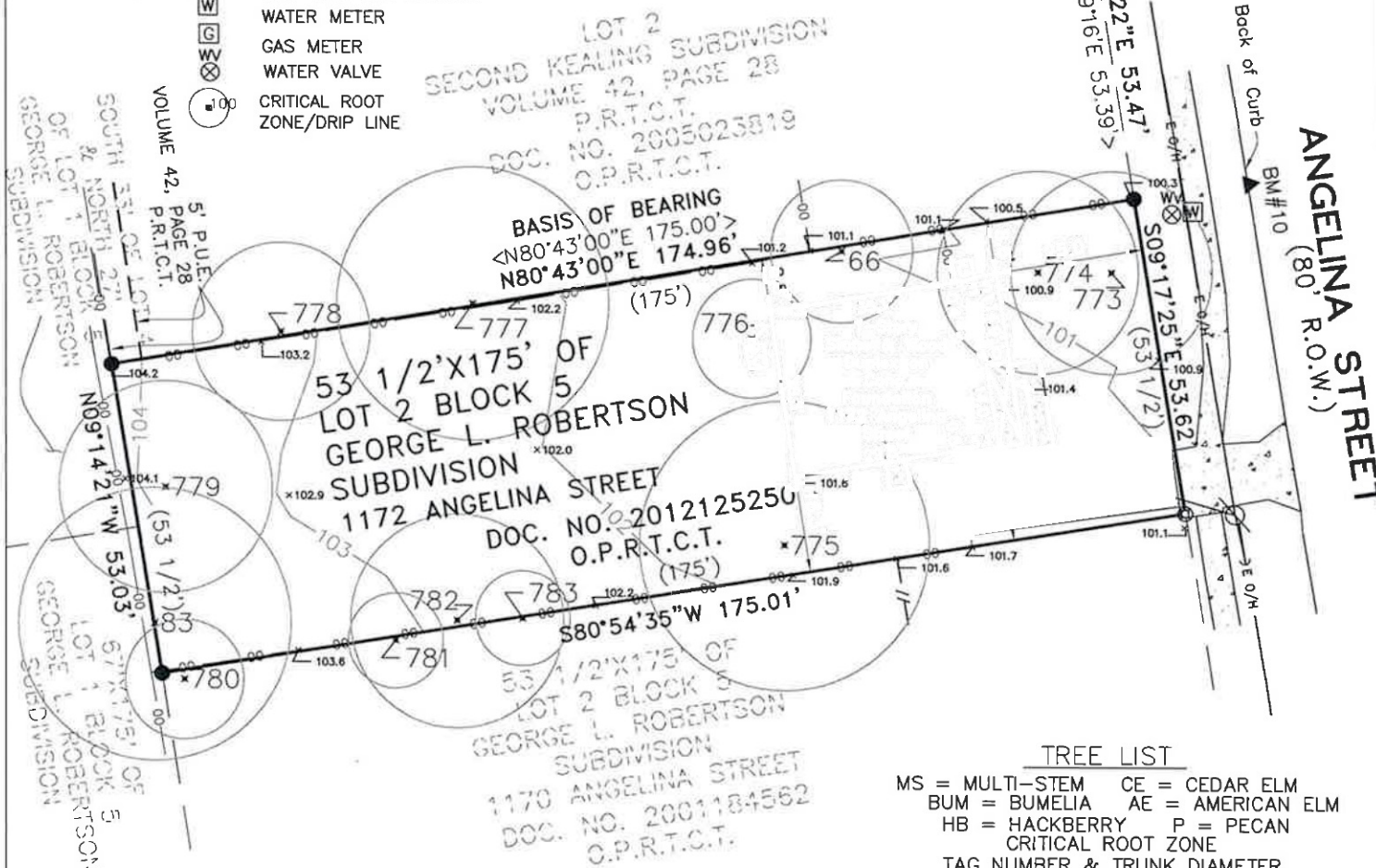
SCALE 1"=30'

BUILDING SETBACK NOTES

1. ADDITIONAL BUILDING LINES AND EASEMENTS THAT MAY AFFECT THIS LOT ARE NOT SHOWN HEREON.
2. ADDITIONAL BUILDING SETBACK LINES MAY ALSO BE AFFECTED BY LOCAL ZONING ORDINANCE REQUIREMENTS AND RESTRICTIVE COVENANTS ARE NOT SHOWN HEREON.

ON SITE TEMPORARY BENCH MARK

BM#10: MAG NAIL FOUND ON THE TOP OF CURB LINE LOCATED ON THE WEST SIDE OF ANGELINA STREET IN BETWEEN HOUSE WITH ADDRESS: 1172 ANGELINA STREET AND HOUSE WITH ADDRESS: 1182 ANGELINA STREET, APPROXIMATELY 20' EAST OF A COMMON CORNER OF LOT 2, SECOND KEALING SUBDIVISION AND OUR SUBJECT TRACT. ASSUMED ELEVATION = 100.00' (SEE DRAWING)



RESTRICTIVE COVENANTS AND EASEMENTS

1. Restrictive covenants and easements as recorded in Book Z, Page 616 of the Plat Records of Travis County, Texas DO AFFECT the subject lot.

NOTE: Visible utilities within existing easements are not show hereon.

The property described hereon is contained within Flood Zone "X" as identified on F.I.R.M. Map Number No. 48453C0465H, dated September 26, 2008 as published by the Federal Emergency Management Agency, the purpose of which is for flood insurance only.

A title commitment was not available at the time of this survey. All easements of which I have knowledge are shown or depicted hereon. Other than visible easements, no unrecorded or unwritten easements which may exist are shown hereon. No additional research of easements was performed by Landmark Surveying, LP for this survey.

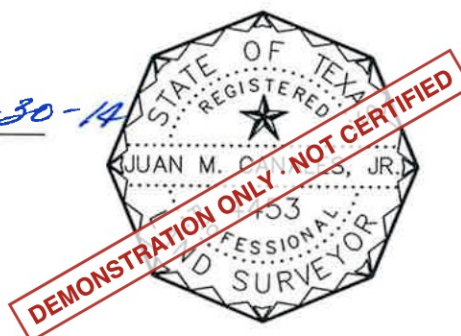
I HEREBY STATE that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, overlapping of improvements, easements or right-of-way, except as shown; that said property has access to and from a public roadway; and that this plat is an accurate representation of the property to the best of my knowledge.

AS SURVEYED BY:
LANDMARK SURVEYING, LP
FIRM REGISTRATION NO. 100727-00

JUAN M. CANALES, JR.
Registered Professional Land Surveyor No. 4453
Surveyed: April 28, 2014

THIS SKETCH IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE OF THE ABOVE SURVEYOR.

CLIENT: BECK & BELLA PROPERTIES, LLC
DATE: APRIL 30, 2014
OFFICE: MB
CREW: LEE, DUNN
F.B.: 1369/08
JOB #: XXXX-01-01
DISK: T:\Beck & Bella Properties\1172 ANGELINA STREET\TOPO & TREE SURVEY\Portion of Lot 2-5.dwg



REPRODUCTION OF THIS SURVEY IS EXPRESSLY FORBIDDEN. COPIES WITHOUT ORIGINAL SIGNATURES ARE VOID.

Landmark
SURVEYING, LP

2205 E. 5TH STREET
AUSTIN, TEXAS 78702
PH: (512)328-7411 FAX: (512)328-7413