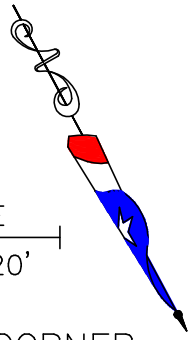
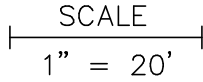


# Waterloo Surveyors SURVEY PLAT

AO247Lot1

**OWNER:**  
4911 Duval Street, LLC

**ADDRESS:**  
503 E. 50th STREET  
AUSTIN, TEXAS 78751



**NOTE:**  
BEARING BASED ON THE TEXAS COORDINATE SYSTEM OF 1983(NAD83) CENTRAL TEXAS ZONE, BASED ON LOCAL GPS OBSERVATIONS.

(DOC#2018134168)

**LEGAL DESCRIPTION:**

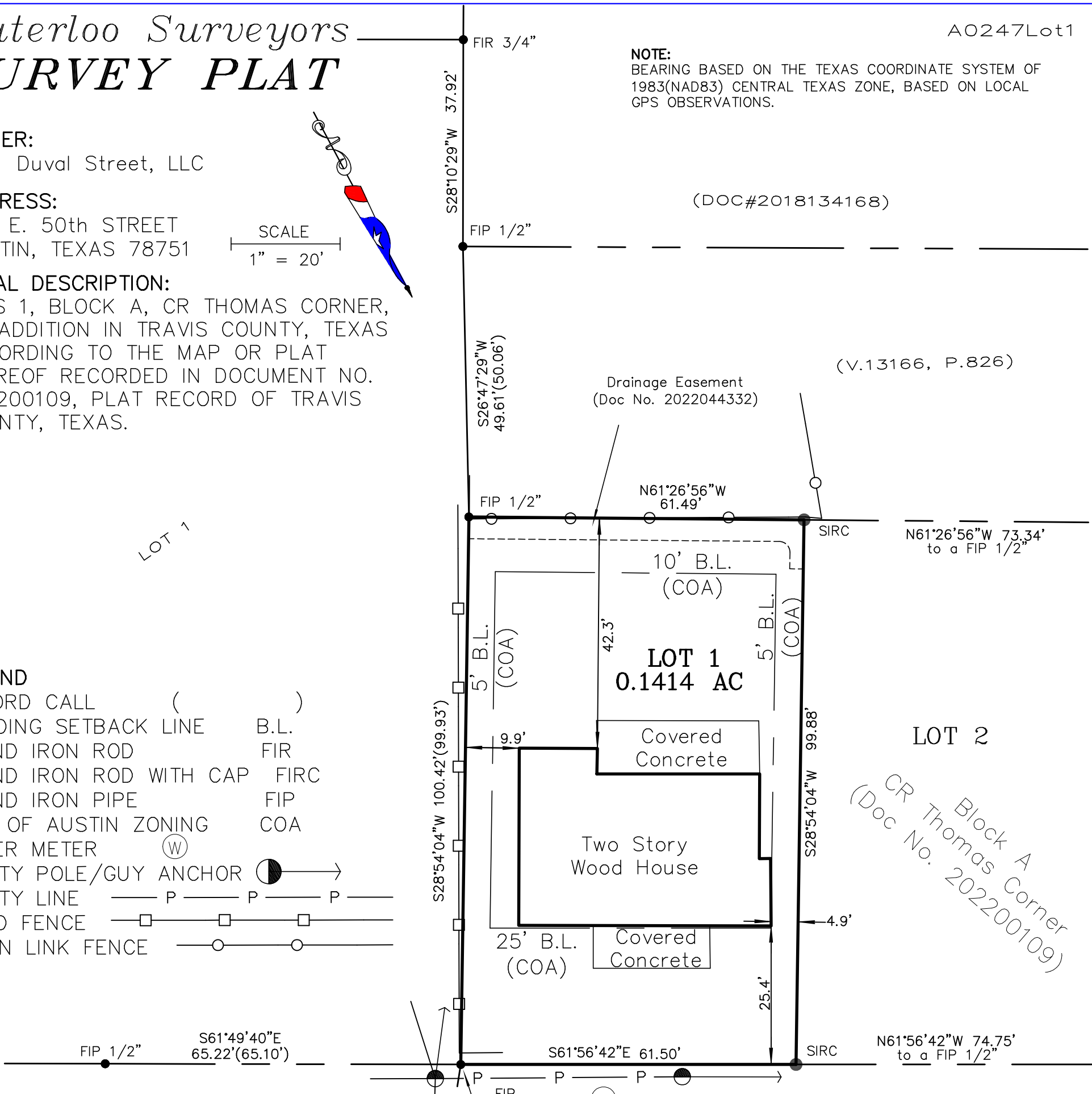
LOTS 1, BLOCK A, CR THOMAS CORNER, AN ADDITION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 202200109, PLAT RECORD OF TRAVIS COUNTY, TEXAS.

(V.13166, P.826)

Drainage Easement  
(Doc No. 2022044332)

**LEGEND**

- RECORD CALL ( )
- BUILDING SETBACK LINE B.L.
- FOUND IRON ROD FIR
- FOUND IRON ROD WITH CAP FIRC
- FOUND IRON PIPE FIP
- CITY OF AUSTIN ZONING COA
- WATER METER (W)
- UTILITY POLE/GUY ANCHOR (P) →
- UTILITY LINE — P — P — P —
- WOOD FENCE — □ — □ — □ —
- CHAIN LINK FENCE — ○ — ○ —

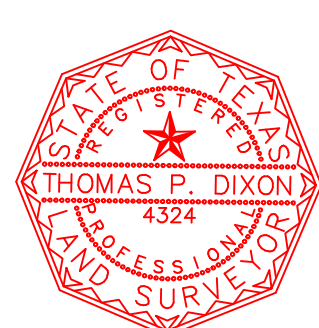


**NOTE:**  
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE, AND MAY BE SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS NOT SHOWN HEREON. NO ADDITIONAL EASEMENT RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY.

**NOTE:**  
BEARING BASED ON THE TEXAS COORDINATE SYSTEM OF 1983(NAD83) CENTRAL TEXAS ZONE, BASED ON LOCAL GPS OBSERVATIONS.

*EAST 50th  
STREET*

Block A  
CR Thomas Corner  
(Doc No. 202200109)



State of Texas:  
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Conditions II Survey.

And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 48453C0455J, Zone: X, Dated: 1/6/2016.

Fieldwork completed this the 25th day of May, 2022.  
Date of this map this the 24th day of February, 2023.

*[Signature]*  
Thomas P. Dixon R.P.L.S. 4324