

**LOT 1**

LOT 2

LOT 1-B

CHARLES ALBERT GAUTSCHY, JR. TRUSTEE  
TRACT 1: LOT TWO OF ALPINE SLOPES  
TRACT 2: ROW ESMT.  
DOC. NO. 2014053760, O.P.R.T.C.

LOT 2

LOT 1

LOT

10.d. Building setback lines as set out in Volume 79, Page 151, Plat Records of Travis County, Texas.  
(Shown hereon)

10.e. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Herman Brown  
Purpose: As provided in said instrument

Purpose: As provided in said instrument  
Recording Date: January 27, 1937  
Recording No: Volume 554, Page 502, and modified in Volume 661 , Page 565, Deed Records of Travis County, Texas (554/502 Easement is blanket in nature, 661/565 Establishes an undefined width utility easement over existing lines)

10.f. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Southwestern Bell Telephone Company  
Purpose: As provided in said instrument  
Recording Date: August 15, 1944  
Recording No: Volume 744, Page 532, Deed Records of Travis County, Texas (Easement is blanket in nature)

10.g. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: City of Austin  
Purpose: As provided in said instrument  
Recording Date: September 9, 1985

Recording No: Volume 9346, Page 98, Real Property Records, Travis County, Texas  
Affects: a strip of land 10' in width as described by metes and bounds therein (Shown hereon)

10.h. Matters contained in that certain document  
Entitled: Easement  
Dated: November 30, 1987  
Executed by: Gary O. Dennis et al  
Recording Date: December 1, 1987

Recording No: Volume 10504, Page 459, Real Property Records, Travis County, Texas  
Which provides for among other things: 5586 square feet of land out of Lot 1 to be used as ingress and  
easement, for the benefit of Lot 2. (Shown hereon)

**GENERAL NOTES:**

- 1) THIS PROPERTY IS SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS. SURVEYOR HAS MADE NO INVESTIGATION FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR OWNERSHIP TITLE EVIDENCE.
- 2) THIS SURVEY ONLY SHOWS ABOVE GROUND IMPROVEMENTS.
- 3) SUBJECT TO ALL APPLICABLE CITY OF AUSTIN DEVELOPMENT CODES AND ZONING ORDINANCES.
- 4) DUE TO DIFFERING BUILDING PRACTICES, BUILDING DIMENSIONS ARE APPROXIMATE.
- 5) UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY.

TO: JORDAN VALER AND KADY SMALLEY

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, COMPLETION III AND TITLE SURVEY.

DATE OF NISP OR PLAY: 08/23/2015

9/16/19

14th Nov 1944

ORDER KINOMAJI, K.P.L.S. NO 6356  
GIRANAP, GIRANAPUR

CREATING THE FUTURE

Revisions in

---

**LEGEND**

|            |                                                 |
|------------|-------------------------------------------------|
| A.C.       | AIR CONDITIONER                                 |
| B.F.       | BOARD FENCE                                     |
| BULD.      | BUILDING                                        |
| C.D.       | CLEAN OUT                                       |
| E.C.R.     | ELECTRIC CONDUIT RISER                          |
| ESMT.      | EASEMENT                                        |
| FND.       | FOUND                                           |
| H.R.       | HANDRAIL                                        |
| I.         | IRON                                            |
| NO.        | NUMBER                                          |
| O.P.R.T.C. | OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS |
| P.         | PIPE                                            |
| P.P.       | POWER POLE                                      |
| P.A.C.T.C. | PLAT RECORDS OF TRAVIS COUNTY, TEXAS            |
| STR.       | STORM                                           |
| S.V.       | SPRINKLER VALVE                                 |
| TRANS.     | TRANSFORMER                                     |
| VOL.       | VOLUME                                          |
| W.F.       | WATER FAUCET                                    |
| W.M.       | WATER METER                                     |
| W.V.       | WATER VALVE                                     |
| —          | OVERHEAD UTILITY LINE                           |
| —          | BOARD FENCE                                     |
| —          | POWER POLE                                      |

General Notes:

1. Bearing orientation is based on the Texas Coordinate System of 1983, Central Zone 4203.
2. Vertical Datum is based upon the North American Vertical Datum of 1988 (NAVD 88) and Elevations were established using the AllTerra RIK Network.
3. This survey was made in reliance upon that certain commitment for the information issued by Chicago Title Insurance Company under G.F. No. CTA-07-CTA190234P, dated effective June 19, 2019 and issued on 06/19/2019.
4. Property lies in Unshaded Zone "C" as delineated on the Flood Insurance Rate Map for Trawls County, Texas and Incorporated Areas, Map No. 4845350440H, Revised September 26, 2008.
5. Property is subject to restrictive covenants recorded in Volume 79, Page 152, Records of Trawls County, Texas and in Volume 1324, Page 122, Records of Trawls County, Texas.
6. Field Surveys were conducted 07/29/2019 - 09/09/2019.

PROJECT NO. 19-0181



**SURVEY  
WORKS**

INFO@SURVEYWORKS.AUSTIN.COM  
SURVEYWORKS.AUSTIN.COM  
1207 UPLAND DRIVE  
AUSTIN, TX 78742  
PHONE #10154257  
[512] 599-8067

SHEET  
1 of 1

1 of 1