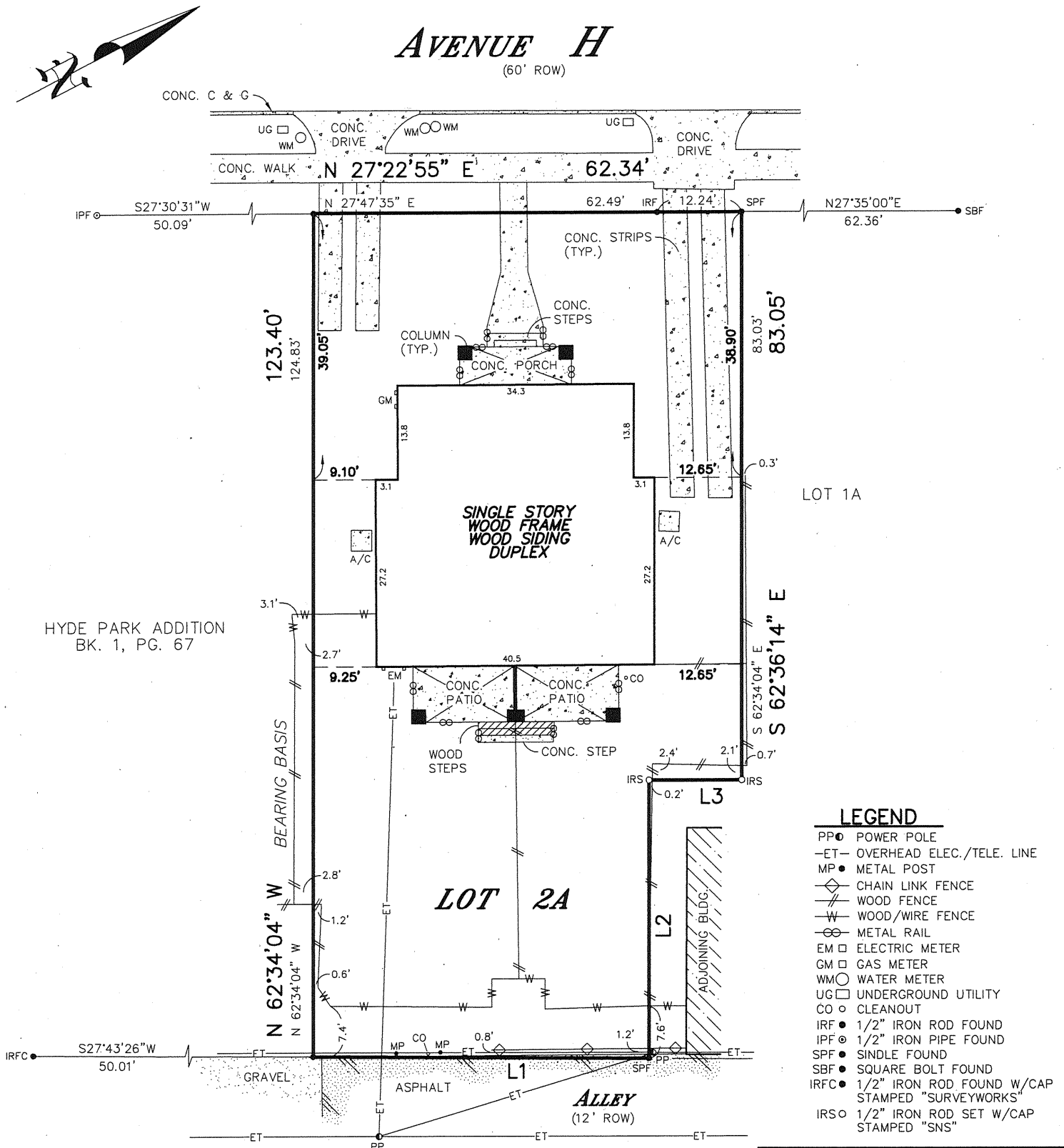


AVENUE H
(60' ROW)



LEGEND

- PP POWER POLE
-ET- OVERHEAD ELEC./TELE. LINE
MP METAL POST
◇ CHAIN LINK FENCE
// WOOD FENCE
-W- WOOD/WIRE FENCE
-M- METAL RAIL
EM ELECTRIC METER
GM GAS METER
WM WATER METER
UG UNDERGROUND UTILITY
CO CLEANOUT
IRF 1/2" IRON ROD FOUND
IPF 1/2" IRON PIPE FOUND
SPF SINKLE FOUND
SBF SQUARE BOLT FOUND
IRFC 1/2" IRON ROD FOUND W/CAP
STAMPED "SURVEYWORKS"
IRSO 1/2" IRON ROD SET W/CAP
STAMPED "SNS"

LINE NO.	BEARING & DISTANCE	
L1	ACTUAL	S 27°48'12" W 48.94'
	RECORD	S 27°47'35" W 48.94'
L2	ACTUAL	S 62°34'31" E 40.72'
	RECORD	S 62°27'16" E 41.74'
L3	ACTUAL	S 27°26'55" W 13.46'
	RECORD	S 27°32'39" W 13.47'

PROPERTY SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENT RIGHTS RECORDED IN VOL. 180, PG. 299, VOL. 362, PG. 565, VOL. 563, PG. 20, VOL. 608, PG. 319, VOL. 608, PG. 322, VOL. 741, PG. 359, VOL. 744, PG. 403, VOL. 828, PG. 567, DEED RECORDS AND DOC. NO. 202500054, OFFICIAL PUBLIC RECORDS.

* OFFICIAL PUBLIC RECORDS

PLAT OF SURVEY

Survey No. 25112

SCALE: 1" = 20'

GF 202500397

Said lot is in Zone X as identified by the

Federal Emergency Management Agency on

Community Panel No. 48453C 0465K & PER PLAT

Dated: JAN. 22, 2020

LOT NO. 2A BLOCK NO. -

ADDITION OR SUBDIVISION AMENDING PLAT HYDE PARK ADDITION, DOCUMENT NO. 202500054, *

STREET ADDRESS 4207 AVENUE H CITY AUSTIN COUNTY TRAVIS

SURVEY FOR HERITAGE TITLE COMPANY OF AUSTIN, INC. REFERENCE TBD

TO: TITLE RESOURCES GUARANTY COMPANY

STATE OF TEXAS, COUNTY OF TRAVIS

I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS MADE THIS DAY ON THE GROUND AND IS TRUE AND CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

SNS ENGINEERING, INC.

12885 US Highway 183 North, Suite 101-B

Austin, Texas 78750

(512) 335-3944 * (512) 250-8685 (Fax) JM

721/75, DC

Date: 05-08-2025

All corners are 1/2-inch iron rod found unless otherwise noted. To the lien holders and/or the owners of the premises surveyed.



Edward W. Bradford

SNS ENGINEERING, INC.
12885 US Highway 183 North, Suite 101-B, Austin, Texas 78750
____ INVOICE ____

To: Heritage Title Company of Austin, Inc.
2500 Bee Caves Road
Building 1, Suite 100
Austin, Texas 78746
Attn: Rhoda

Date: 05/01/2025

Survey No: 25112
Description: Title Survey
Lot 2A, Amending Plat Hyde Park Addition,
4207 Avenue H, Austin, Texas

Survey	\$600.00
Sales Tax	49.50
Total	\$649.50

REF: TBD
GF No. 202500397
