

SAMFORD & ASSOCIATES
LAND SURVEYING
TEL: 441-5601 FAX: 441-5603

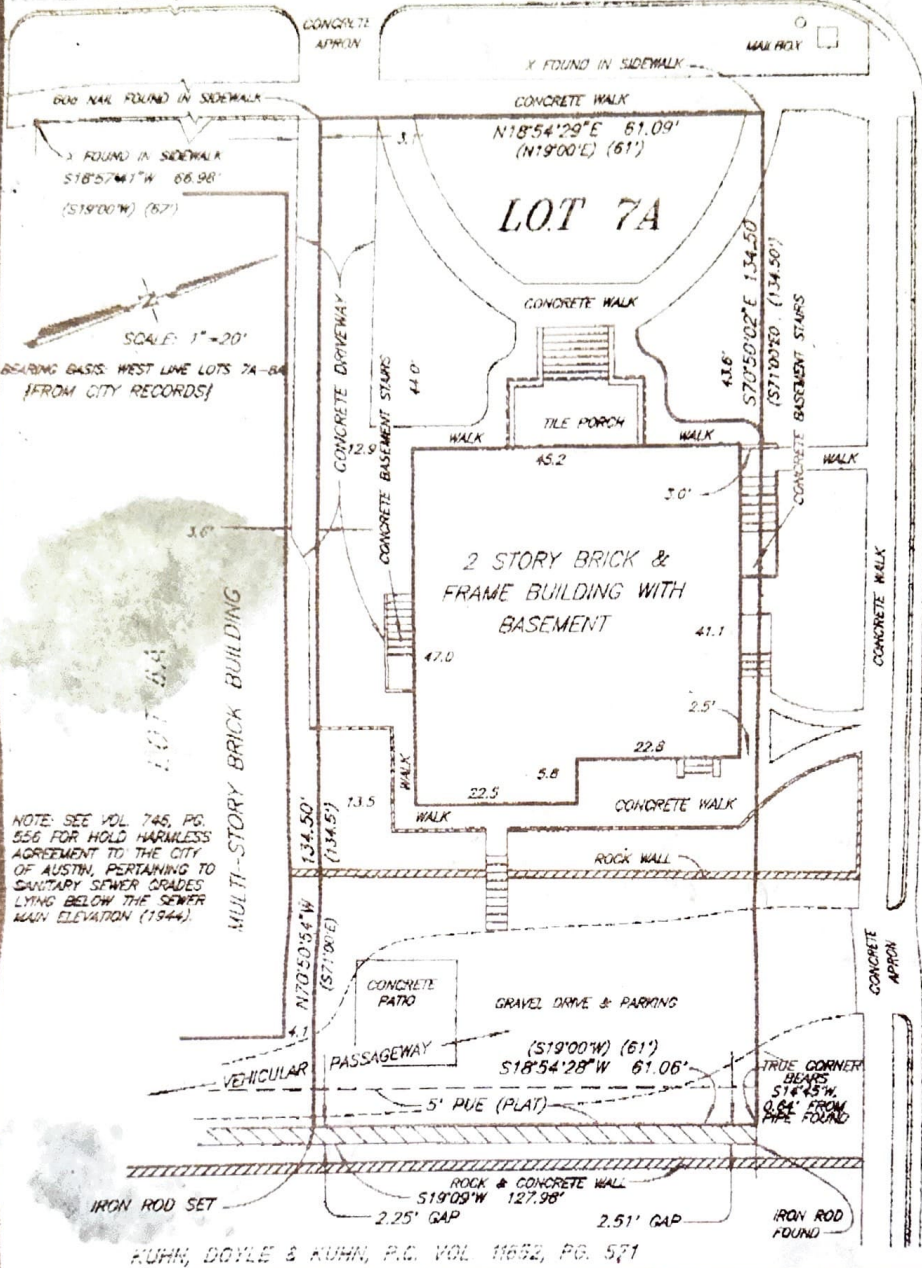
SURVEY PLAT

4380 S. CONGRESS AVENUE
SUITE 108
AUSTIN, TEXAS 78745

80' ROW RIO GRANDE STREET

STREET LIGHT
ASPHALT

CONCRETE CURB & GUTTER



0.00' NAK FOUND IN SIDEWALK
 3' FOUND IN SIDEWALK
 S18°57'41"W 86.98'
 (S19°00'W) (87)
 X FOUND IN SIDEWALK
 CONCRETE WALK
 N18°54'29"E 61.09'
 (N19°00'E) (61')
 SCALE: 1"=20'
 MEASURING BASIS: WEST LINE LOTS 7A-8A
 (FROM CITY RECORDS)

NOTE: SEE VOL. 745, PG. 556 FOR HOLD HARMLESS AGREEMENT TO THE CITY OF AUSTIN, PERTAINING TO SANITARY SEWER GRADES LYING BELOW THE SEWER MAIN ELEVATION (1944).

KUHN, DOYLE & KUHN, P.C. VOL 11652, PG. 571

ADDRESS: 709 RIO GRANDE STREET, AUSTIN, TEXAS 78701

LEGAL DESCRIPTION:
LOT 7A, "RESUBMISSION OF LOT 8 AND PART OF LOT 7, BLOCK 78, ORIGINAL CITY OF AUSTIN" A SUBDMISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 24, PAGE 41, PLAT RECORDS OF TRAVIS COUNTY, TEXAS

FLOOD STATEMENT: ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) No 480624-0165-E, DATED 06/16/82 THIS PROPERTY IS LOCATED IN ZONE X, DEFINED THEREON AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD"

CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON

BUYER: BLAIR F. FOX
TITLE CO: TEXAS PROFESSIONAL TITLE, INC. G.F.#: 127792
LENDER:



PLAN No.: 940886 SURVEY DATE: SEPTEMBER 6, 1994 MICHAEL SAMFORD, R.P.L.S. 3693