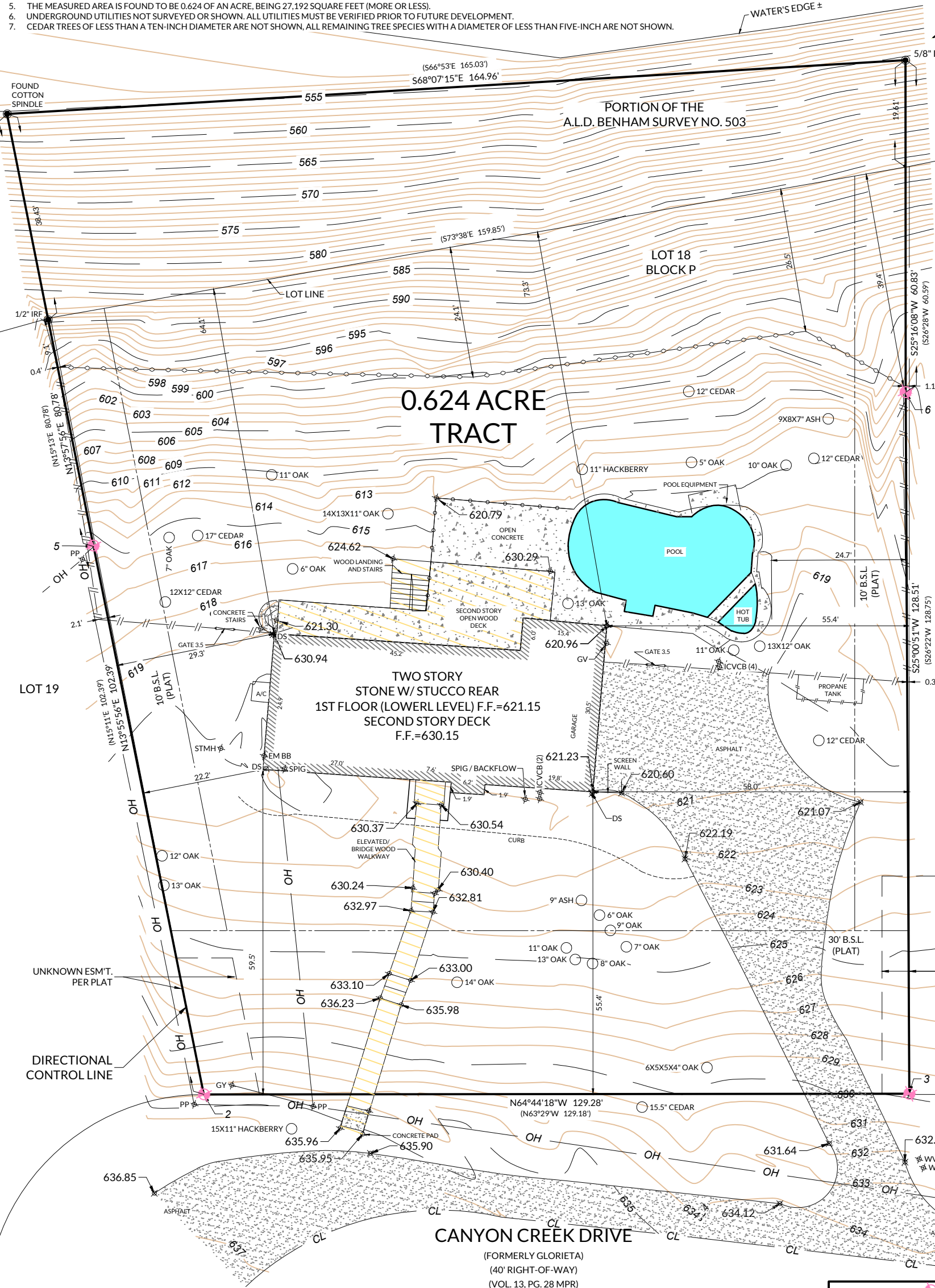
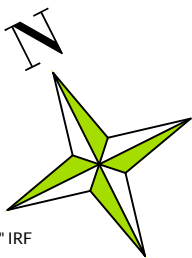


- NOTES:
- THIS DOCUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS, SETBACKS, EASEMENTS, AND RIGHTS OF WAY, NOT SHOWN HEREON.
 - RECORD BEARINGS AND DISTANCES BASED ON DEED RECORDED IN DOCUMENT NO. 2023060808, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. RECORD EASEMENTS AND SETBACK LINES SHOWN HEREON ARE BASED ON THE RECORD PLAT.
 - MEASURED BEARINGS AND DISTANCES FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN 1983, NAD 83 (NA 2011), FROM THE TEXAS CENTRAL ZONE (4203), SCALED FROM GRID TO SURFACE USING A SCALE FACTOR OF 1.00007 FROM 0.0 NETWORK-RTK NETWORK.
 - DIMENSIONS SHOWN BETWEEN THE HOUSE AND PROPERTY LINE REFLECT THE DISTANCE BETWEEN THE FACE OF SLAB AND THE MEASURED PROPERTY LINE. ANY OVERHANGS, AWNINGS, TRIMS, MOLDINGS, UNDERPINNING, ETC. (ADDITIONS BEYOND THE SLAB FOOTPRINT IF ANY), MAY NOT BE SHOWN.
 - THE MEASURED AREA IS FOUND TO BE 0.624 OF AN ACRE, BEING 27,192 SQUARE FEET (MORE OR LESS).
 - UNDERGROUND UTILITIES NOT SURVEYED OR SHOWN. ALL UTILITIES MUST BE VERIFIED PRIOR TO FUTURE DEVELOPMENT.
 - CEDAR TREES OF LESS THAN A TEN-INCH DIAMETER ARE NOT SHOWN, ALL REMAINING TREE SPECIES WITH A DIAMETER OF LESS THAN FIVE-INCH ARE NOT SHOWN.



ABBREVIATION LEGEND

AIR CONDITIONING	A/C
BUILDING SETBACK LINE	B.S.L.
DOWNPOUT	DS
EASEMENT	ESM'T
FINISHED FLOOR	FF
GAS VALVE	GV
IRRIGATION CONTROL	ICVCB
VALVE W/ CIRCLE BOX	PP
POWER POLE	PP
WATER SPIGOT	SPIG
SEPTIC TANK MANHOLE	STMH
COVER	WMC
WATER METER COVER	WMC
WATER VALVE COVER	WVC

SYMBOL LEGEND

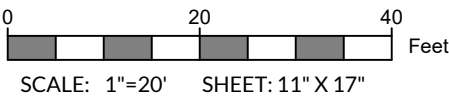
3/4" IRON REBAR FOUND	●
60D NAIL FOUND	⬮
GATE	⬮
IRON REBAR FOUND	●
60D NAIL FOUND	⬮

LINE LEGEND

---	WOOD FENCE
---	CHAIN LINK FENCE
---	FLOWER BED
---	OVERHEAD ELECTRIC
---	CENTERLINE
---	SAFETY RAIL

LEGAL DESCRIPTION:
LOT 18, BLOCK P, STONEHEDGE ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN BOOK 13, PAGE 28, OF THE MAP AND PLAT RECORDS OF TRAVIS COUNTY, TEXAS, TOGETHER WITH A PORTION OF THE A.L.D. BENHAM SURVEY NO. 503 ACCORDING TO THE DEED RECORDED IN DOC. 2023060808, OPR.

REVISED: 3/22/24



1	CONCRETE
	ASPHALT
	BUILDING EXTERIOR
	WOOD/DECK/STAIRS/WALK

DEED REFERENCE:
UNTO: JAKE FELLNER
DOC. 2023060808 OPR
JUNE 1, 2023

Point #	Northing	Easting	Elevation	Raw Description
1	10085063.2200	3096161.7140	637.230	MAG NAIL SET
2	10085105.4800	3096167.6300	634.635	IRF 3/4
3	10085050.3100	3096284.5460	630.230	IRF 3/4
4	10085044.0700	3096297.4830	630.009	IRF 3/4
5	10085204.9000	3096192.2650	615.409	IRF 1/2
6	10085166.7700	3096338.8870	612.760	IRF 3/4

BOUNDARY & TOPOGRAPHIC SURVEY OF:
804 CANYON CREEK DRIVE
STONEHEDGE ESTATES
BLOCK "P"
LOT 18 AND A PORTION OF THE
A.L.D. BENHAM SURVEY NO. 503
TRAVIS COUNTY, TEXAS

JOB NO.: 23-5082

RECORD OWNER: JAKE FELLNER

DATE: 7/31/23

DRN.: BA CKD.: JWO

HILL COUNTRY SURVEY
CEN CO. TEX
464 Rodeo Dr., Spring Branch, TX 78070
(830)-438-3305
TBPELS FIRM NO. 10194731
Partnered with:

Maverick Land Surveying Co.

1856 Lockhill Selma, Suite 105, San Antonio, Texas 78213
(210) 342-9455, Fax 342-9524
TBPELS FIRM NO. 10132700



I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED UNDER MY SUPERVISION BY HILL COUNTRY SURVEY COMPANY ON MARCH 6, 2024 AND MARCH 22, 2024, THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, OR PROTRUSIONS EXCEPT AS SHOWN OR NOTED HEREON.

Jacob W. Oder

JACOB W. ODER
RPLS NO. 5846
MAVERICK LAND SURVEYING CO.
JOB NO. 2403.0017