

Orientation for this survey is based on a bearing of N61°12'00"W between points A and B labeled hereon.

SCALE: 1"=20'

According to the Federal Emergency Management Agency's Flood Insurance Rate Map 48453C0445K, dated January 22, 2020, and a report generated by the City of Austin Watershed Protection Department's FloodPro online resource, this property is located within Zone X- areas outside the 100 year-flood plain.



Anne Thayer
Registered Professional Land Surveyor No. 5850

This survey was completed without the benefit of a current title commitment. This lot may be subject to restrictions and easements not shown hereon.

This lot is subject to restrictions recorded in Volume 5869 Page 944 of the Plat Records of Travis County, Texas, and in Volume 75 Page 46 of the Travis County Plat Records.

According to Volume 5869 Page 944 of the Travis County Deed Records, this lot is subject to a requirement that "no side yards at the front building setback line shall less than 10 feet on one side and 5 feet on the other."

land area: 10,150 sq. ft.

slab of building: 3,400 sq. ft.

concrete drive, walks and
A/C pads and stoop and
steps: 740 sq. ft.

The above improvements
comprise 4,140 sq. ft. or 40.8% of the land area

WALSH TARLTON LANE

**BLOCK A
COUNTRYSIDE
SECTION ONE
VOLUME 75 PAGE 46**

THOUSAND OAKS DRIVE (60')

1148148

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