





























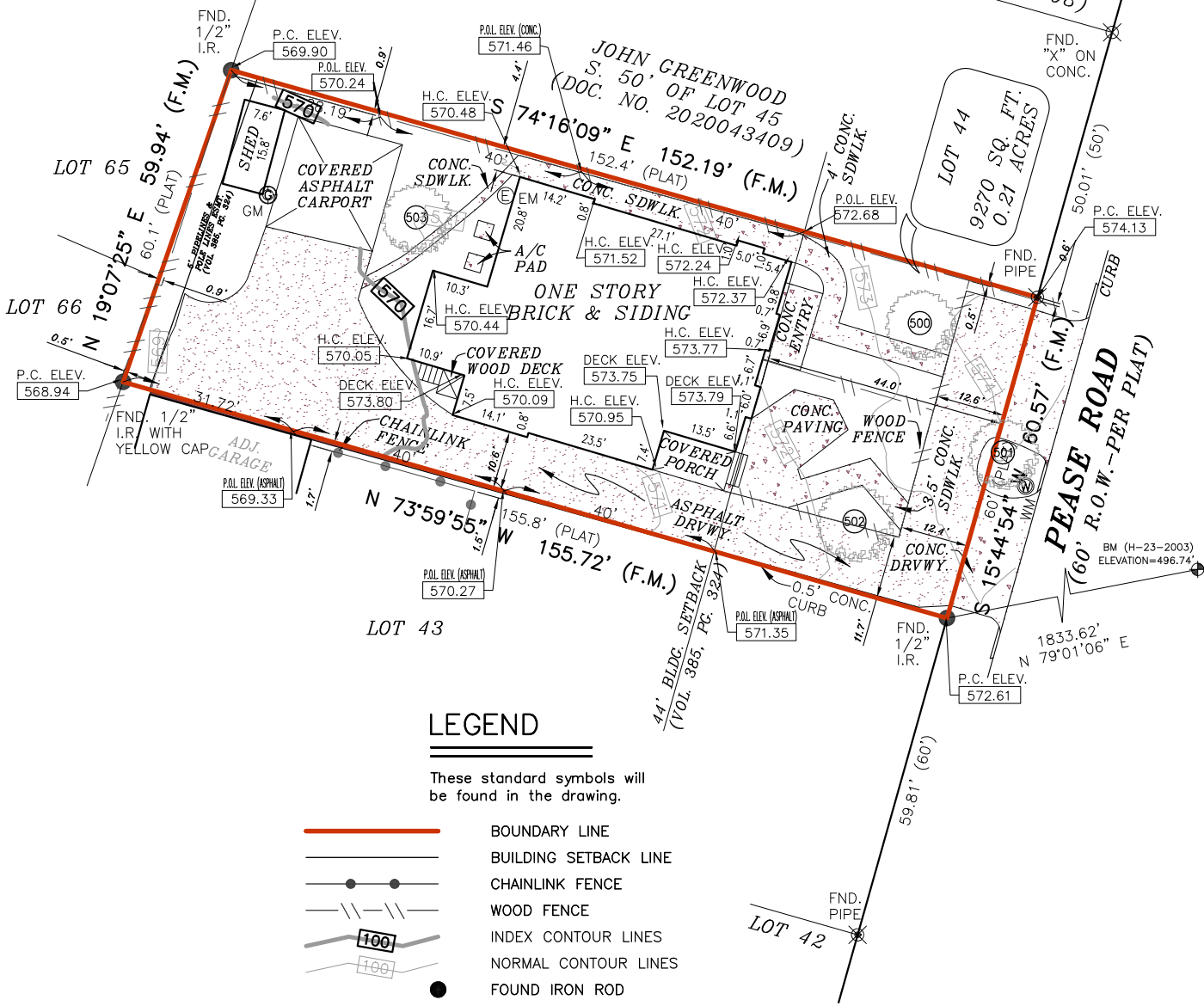








TREE TAG NO.#	DIAMETER	DESCRIPTION	BASE FLOOD ELEVATION
500	26"	OAK	574.16
501	26"	OAK	574.13
502	26"	OAK	572.94
503	28.5"	OAK	570.99



LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- BUILDING SETBACK LINE
- CHAINLINK FENCE
- WOOD FENCE
- INDEX CONTOUR LINES
- NORMAL CONTOUR LINES
- FOUND IRON ROD
- FOUND "X" ON CONCRETE
- FOUND PIPE
- BENCHMARK
- WATER METER
- ELECTRIC METER
- GAS METER
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED
- H.C. HOUSE CORNER ELEVATION
- P.C. PROPERTY CORNER ELEVATION
- P.O.L. POINT ON LINE ELEVATION

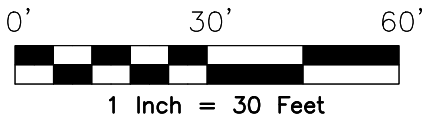
SURVEYOR'S NOTE(S):  
BASIS OF BEARING, TEXAS CENTRAL ZONE, NAD 83.

THIS SURVEY IS PRODUCED WITHOUT THE ADDITION OF RESEARCH FROM A TITLE OR A TITLE ABSTRACT COMPANY. THEREFORE, ADDITIONAL DEED OR REAL PROPERTY RESTRICTIONS, SUCH AS EASEMENTS OR SETBACKS, MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN, AND/OR LISTED ON THIS SURVEY. THE RESTRICTIONS, ADDRESSED HEREON, ARE AS ALREADY KNOWN TO THE UNDERSIGNED, TO AFFECT THIS SUBDIVISION. THEIR DEPICTIONS ARE NOT MEANT TO REPRESENT ALL POSSIBLE ESMTS. AND SETBACKS THAT MAY APPLY TO THIS LOT.

At date of this survey, the property is in FEMA designated 100 Year ZONE X as verified by FEMA map Panel No: 48453C 0445 K effective date of JANUARY 22, 2020.  
Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of Improvements shown.

GRAPHIC SCALE



I, AARON MICAH REYNOLDS, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to --- and ---

that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

Borrower/Owner: LUCKY CHARM HOMES LLC  
Address: 1510 PEASE ROAD, AUSTIN, TX 78703 GF No. ---

Legal Description of the Land:  
Lot 44, of ENFIELD "C", a Subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Book 3, Page 106, of the Plat Records of Travis County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 3, PAGE 106, DEED AND PLAT RECORDS, TRAVIS COUNTY, TEXAS VOLUME 385, PAGE 324, DEED RECORDS, TRAVIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



"TREE & TOPOGRAPHY" SURVEY

JOB NO.:	2110083846	NO.	REVISION	DATE
DATE:	03/15/21	1.	ADDED TOPOGRAPHY & ADDED TREES	10/22/21
DRAWN BY:	MN/AMV/RD			
APPROVED BY:	AMR	2.	ADDED SPOT ELEV.	11/05/21

(REFER JOB NO. 2103075668)

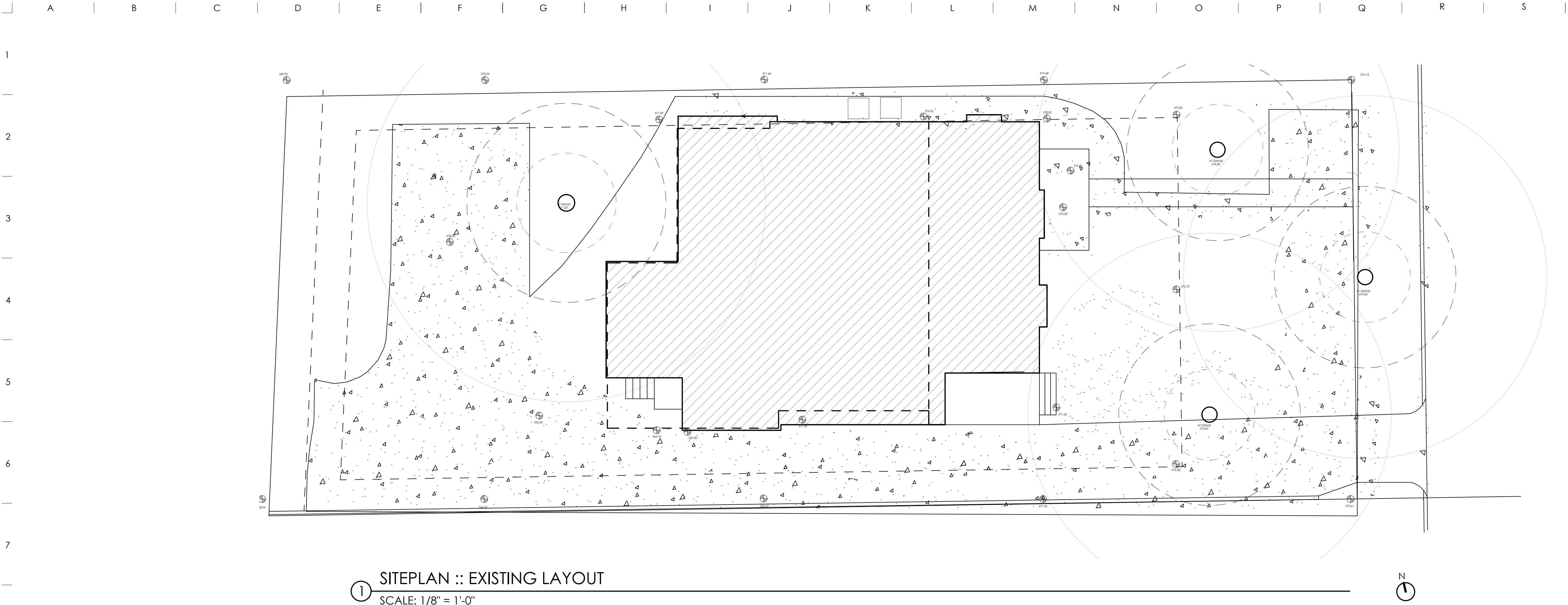


Aaron M. Reynolds  
AARON MICAH REYNOLDS, R.P.L.S.  
Registered Professional Land Surveyor  
Registration No. 6644

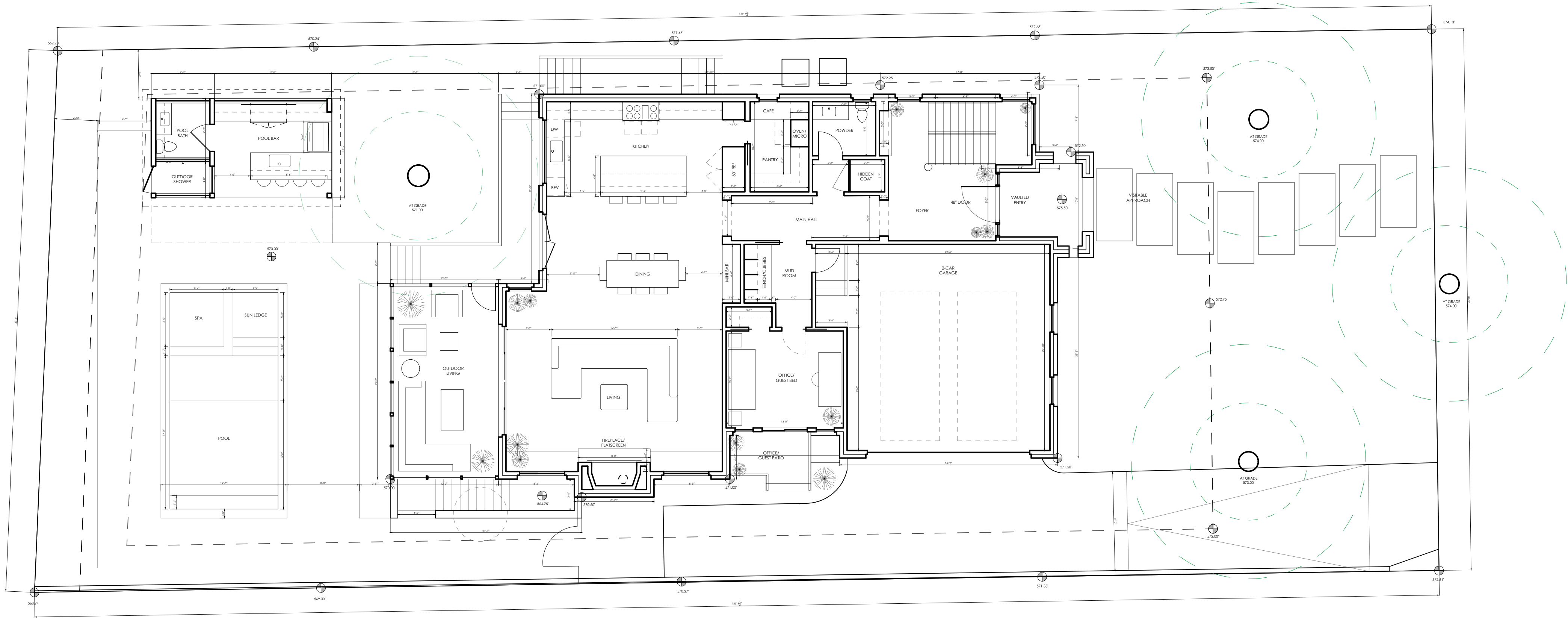


P.O. BOX 160369  
SAN ANTONIO, TEXAS 78280  
PHONE: (210) 572-1995  
WEB: WWW.AMERISURVEYORS.COM





1 SITEPLAN :: EXISTING LAYOUT  
SCALE: 1/8" = 1'-0"



2 NEW SITE LAYOUT  
SCALE: 1/8" = 1'-0"

NOTES:

GENERAL CONTRACTOR NOTES:

THE GENERAL CONTRACTOR (GC) SHALL FULLY COMPLY WITH THE LOCAL GOVERNING CODES, INCLUDING ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS.

THE GC SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWLEDGELY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, & REGULATIONS. THE GC SHALL ALSO FURNISH COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GC SHALL FURNISH THEMSELVES WITH THE CONSTRUCTION DOCUMENTS AND NOTIFY THE OFFICE OF ANY DISCREPANCY THAT THEY MAY IDENTIFY OR ANY ITEM NEEDING FURTHER ATTENTION.

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SAFETY GLAZING: ALL HAZARDOUS GLASS MUST BE IN ACCORDANCE WITH 2015 IRC SECTION R308.4. (NOTED LOCATIONS: GLASS IN DOORS, WINDOWS 24" OR LESS FROM DOOR JAMB, GLAZING LESS THAN 5'0" ABOVE 1<sup>ST</sup> FLOOR, AND SHOWER OR TUB ENCLOSURES.

SMOKE DETECTOR SYSTEM: GENERAL CONTRACTOR IS RESPONSIBLE THAT THE DWELLING UNIT TO BE EQUIPPED WITH AN APPROVED SMOKE DETECTOR SYSTEM AT CORRESPONDING LOCATIONS, IN ACCORDANCE WITH 2015 IRC SECTION R314.

GENERAL CONTRACTOR SHALL VERIFY FOR SMOKE DETECTORS TO BE LOCATED AT LEAST 36" AWAY FROM HORIZONTAL PATH OF MECHANICAL AIR FLOW PER NFPA 72 CHAPTER 1.1.

CARBON MONOXIDE ALARM: THE GENERAL CONTRACTOR IS RESPONSIBLE THAT THE DWELLING UNIT BE EQUIPPED WITH AN APPROVED CARBON MONOXIDE ALARM AT CORRESPONDING LOCATIONS, IN ACCORDANCE WITH 2015 IRC SECTION R315.

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PROJECT TEAM:

OWNERS:

GINA & PEYTON HILL  
CONTACT: 503.515.1940  
ginaandkids@mac.com

DESIGN:

BEN MAY DESIGN  
512.507.4664  
ben@benmaydesign.com

GENERAL CONTRACTOR:

JD HUNT CONSTRUCTION  
CONTACT: JASON HUNT  
jasonhunt@jdhuntconstruct.com  
512.925.0137

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REMODEL/ADDITION

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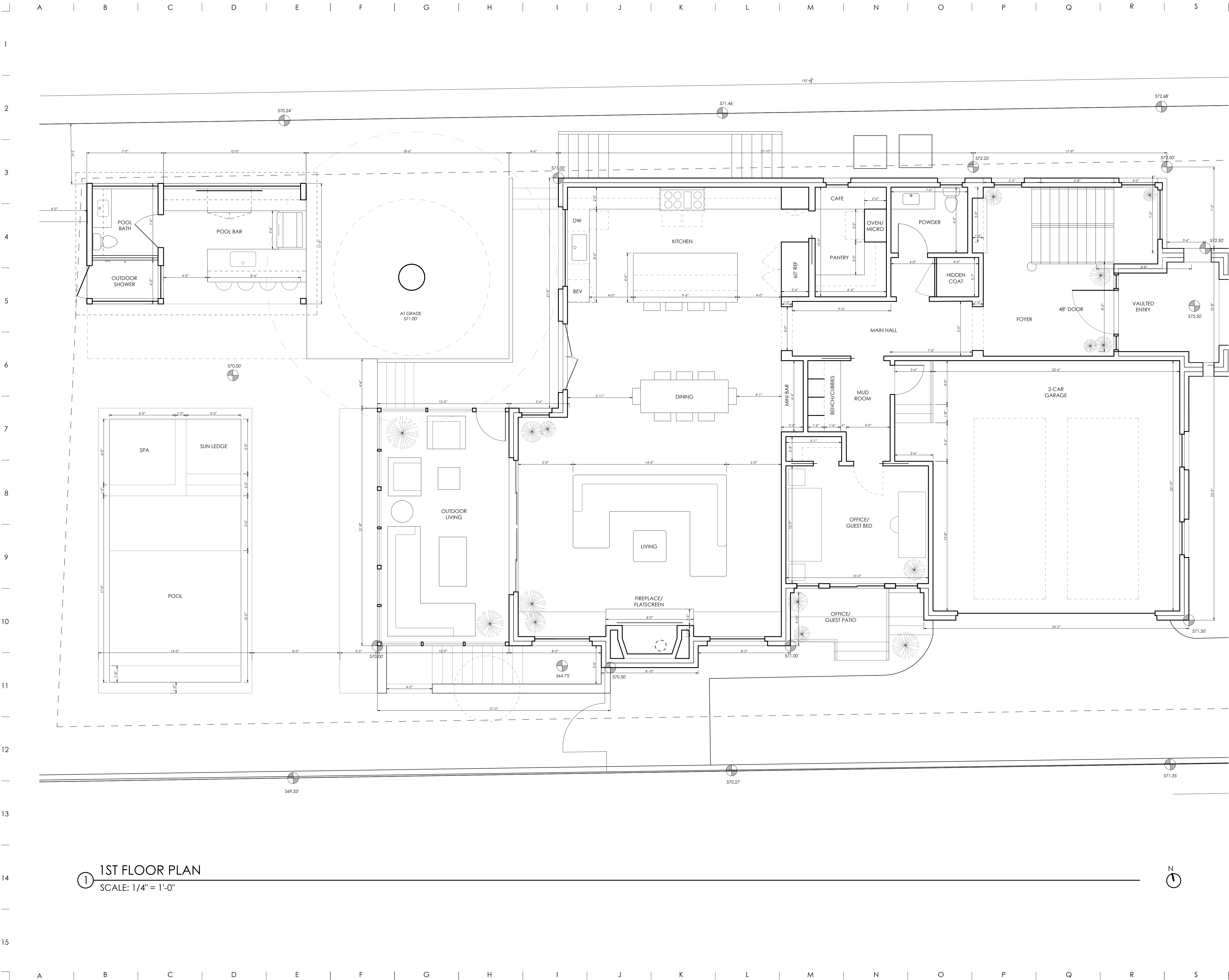
DATE 2 / 21 / 22

SCALE

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SPO  
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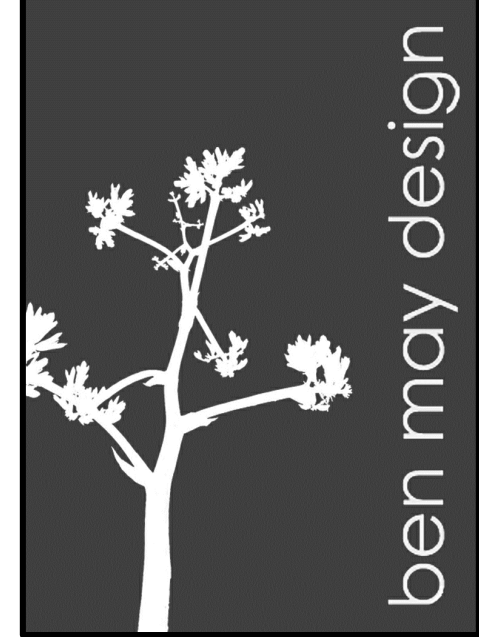
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JD HUNT CUSTOM HOMES

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ginaandkids@mac.com

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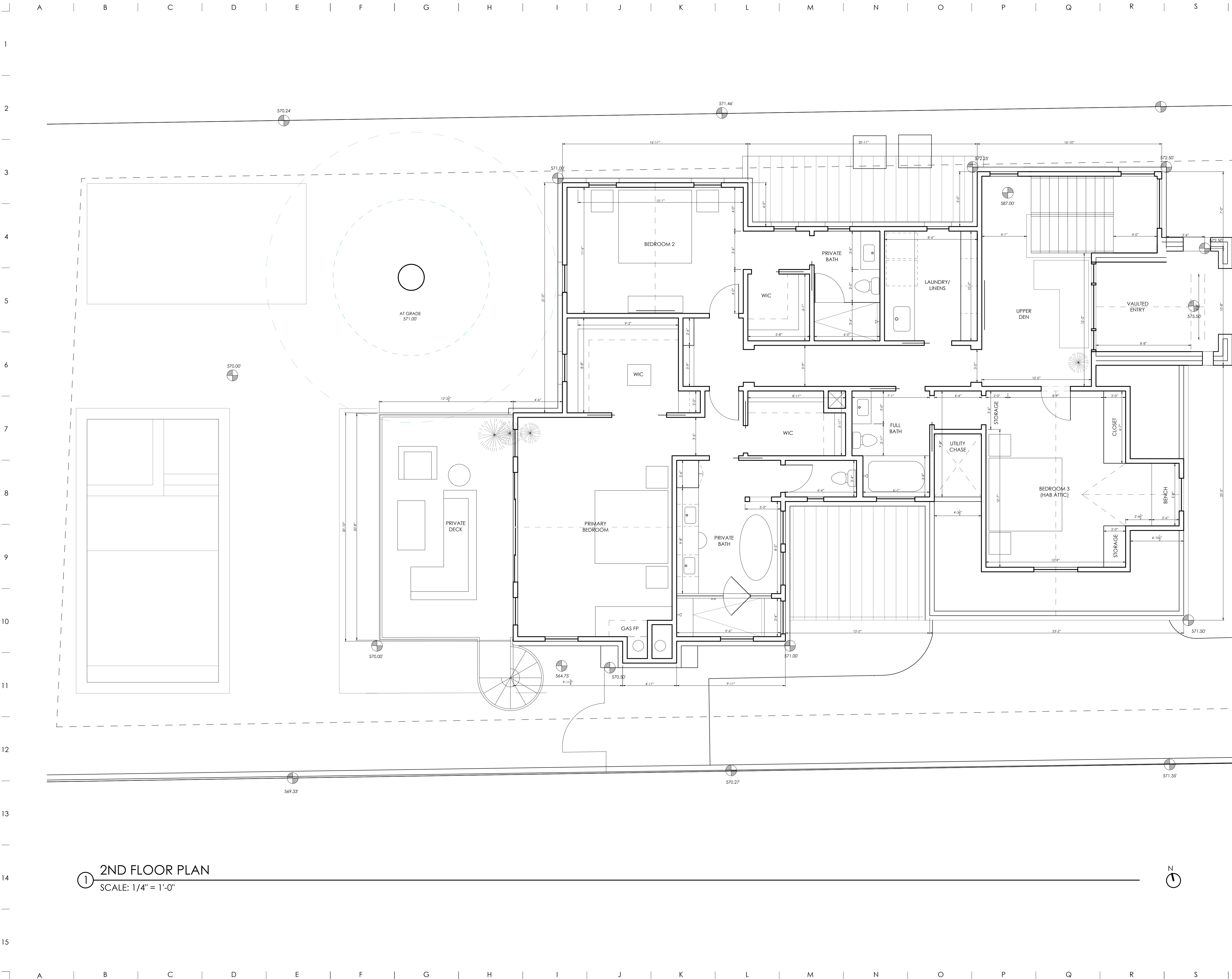
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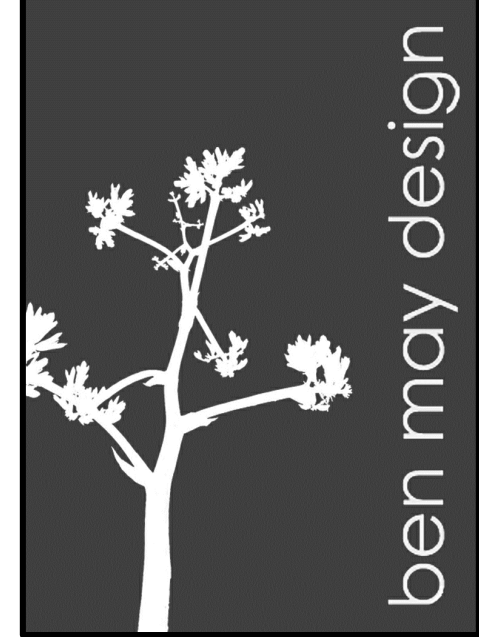
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