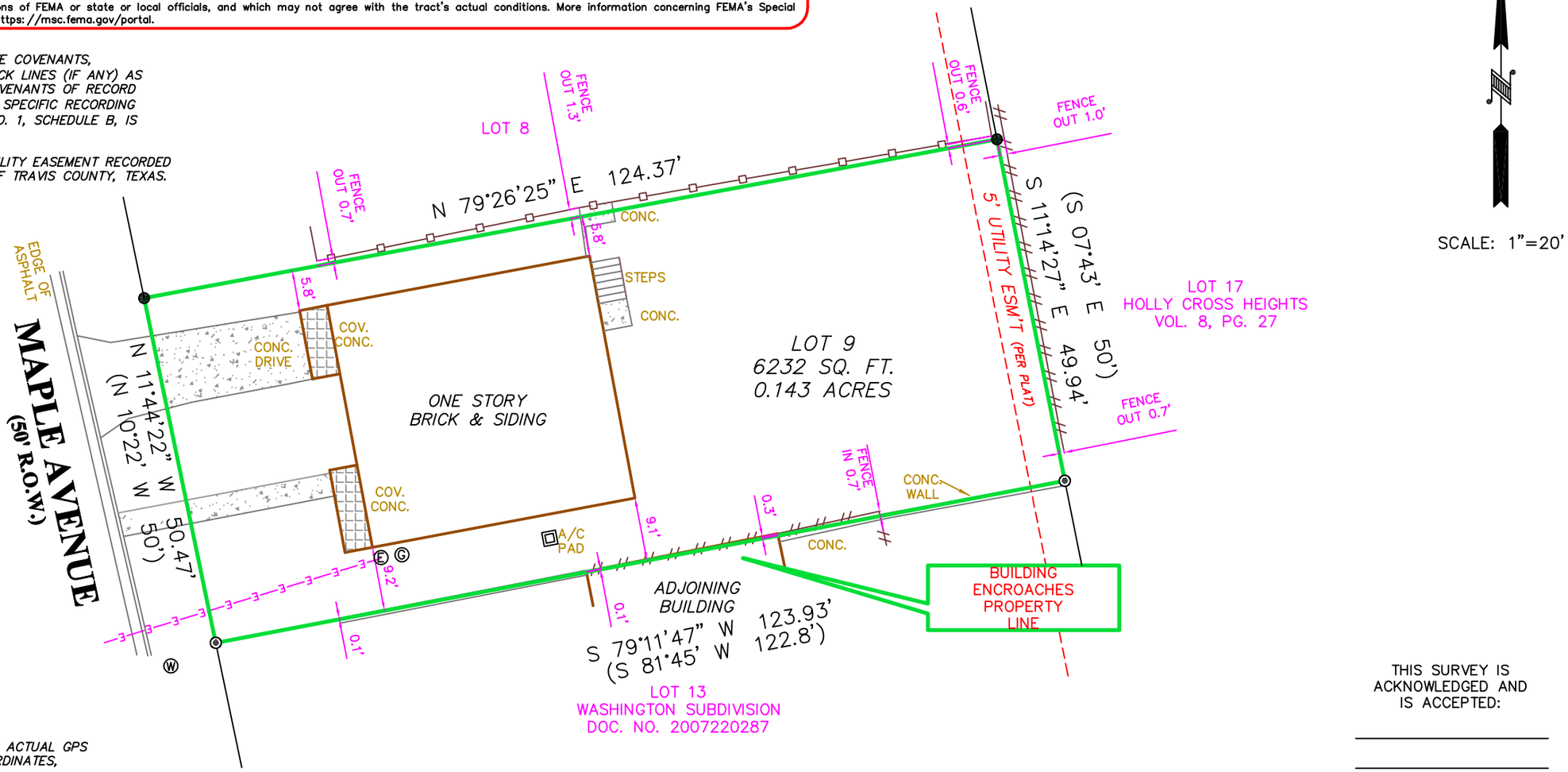
FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48453C, Panel No. 0465 K, which is Dated 1/22/2020. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at https://msc.fema.gov/portal.

NOTE:
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW (WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION):ITEM NO. 1, SCHEDULE B, IS HEREBY DELETED.

THIS PROPERTY IS SUBJECT TO PUBLIC UTILITY EASEMENT RECORDED IN VOLUME 5, PAGE 72, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.



SCALE: 1"=20'

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON ACTUAL GPS OBSERVATIONS, TEXAS STATE PLANE COORDINATES, CENTRAL ZONE, GRID.

THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:

_____

_____

FIRM REGISTRATION NO. 10111700

Westar Alamo

LAND SURVEYORS, LLC.

P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND

- ◉ = FND. 1/2" IRON PIPE
- ● = FND. 1/2" IRON ROD
- ( ) = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- C.M. = CONTROLLING MONUMENT
- Ⓔ = ELECTRIC METER
- Ⓖ = GAS METER
- Ⓦ = WATER METER

DWG: CJM RVD: DLE

Property Address:
2001 MAPLE AVENUE

Property Description:
LOT 9, SUBDIVISION OF A PORTION OF OUTLOT 47, DIV. B, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 5, PAGE 42, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

Owner:
VICTORIA JOYE AND NICHOLAS GALITZKI

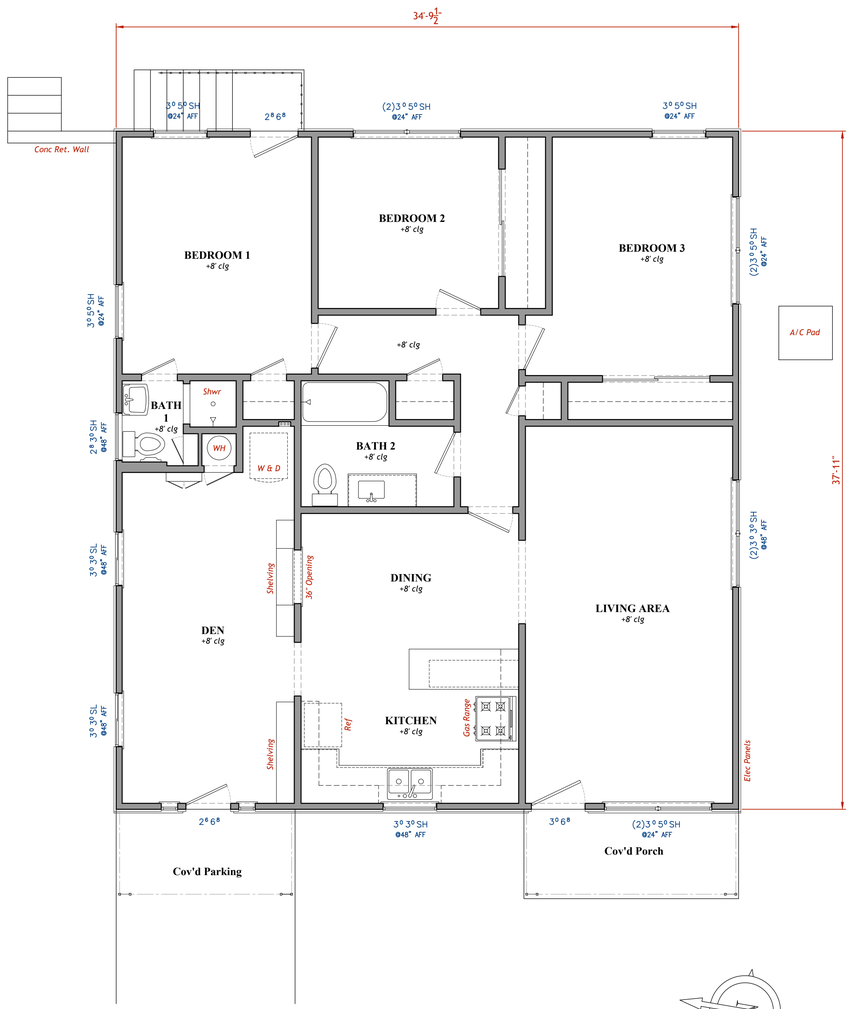


STATE OF TEXAS
REGISTERED
DAVID L. ELZY
4675
PROFESSIONAL
LAND SURVEYOR

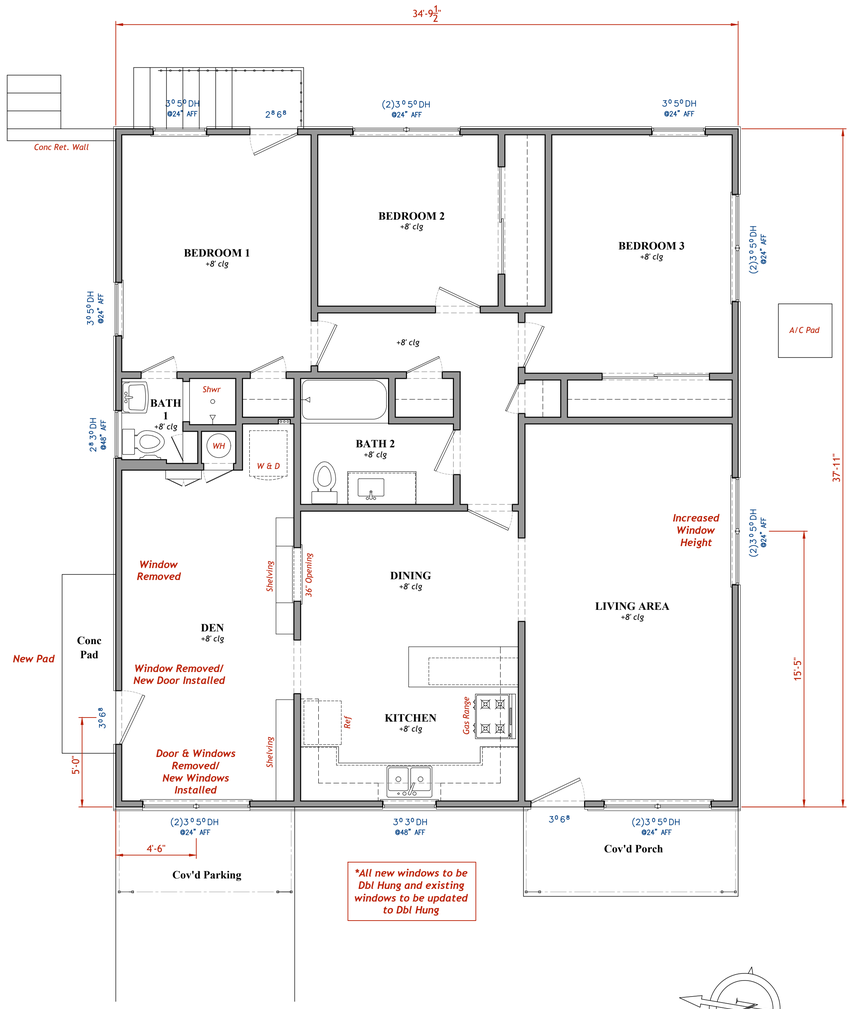
I, DAVID L. ELZY, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

DAVID L. ELZY
Registered Professional Land Surveyor
Texas Registration No. 4675

G.F. NO. 2239863-BCP | JOB NO. 117995 | TITLE COMPANY: INDEPENDENCE TITLE | DATE: 12/27/2022



ASBUILT PLAN



PROPOSED PLAN

ATX·DRAFTING·SERVICES·ATX·

Austin, Texas
(South) 512-665-2366 (North) 512-771-1457
atxdrafting@gmail.com

ATX Drafting Services, and the drafters therein employed, are not responsible for the integrity of the design(s) contained within these sheets. As drafters, the sole purpose is to cad the information provided by the client. Any concerns regarding the design(s) depicted here should be addressed to the Architect, Engineer, or Designer.

RESIDENCE REMODEL

GALITZKI RESIDENCE

2001 MAPLE AVENUE
AUSTIN, TEXAS

CONTRACTOR:
T.B.D.
Austin, Texas

DATE:
Feb 02, 2023

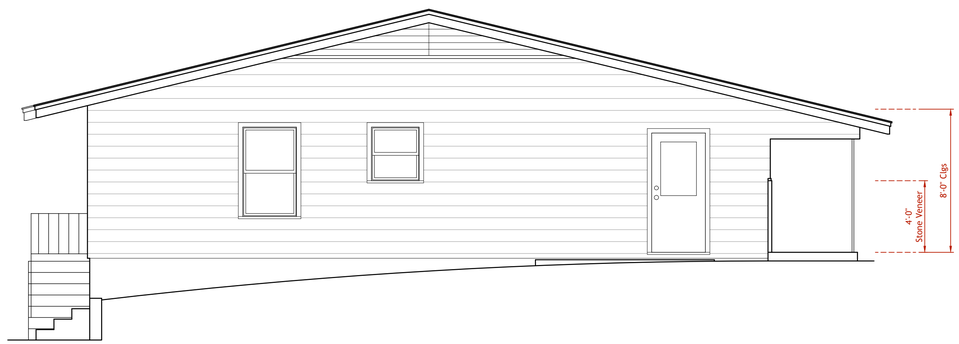
SCALE:
1/4" = 1'

FILE:
2001MapleAve_remodel1.dwg

SHEET:
A1
Plan Layout



FRONT ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

ATX·DRAFTING·SERVICES

Austin, Texas
(South) 512-665-2366 (North) 512-771-1457
atxdrafting@gmail.com

ATX Drafting Services, and the drafters thereon employed, are not responsible for the integrity of the design(s) contained within these sheets. As drafters, the sole purpose is to cad the information provided by the client. Any concerns regarding the design(s) depicted here should be addressed to the Architect, Engineer, or Designer.

RESIDENCE REMODEL

GALITZKI RESIDENCE

2001 MAPLE AVENUE
AUSTIN, TEXAS

CONTRACTOR:
T.B.D.
Austin, Texas

DATE: Feb 02, 2023

SCALE: 1/4" = 1'

FILE: 2001MapleAve_remodel1.dwg

SHEET: **A2**

Exterior Elevations










2001




TRASH


TRASH
24 GALLON



