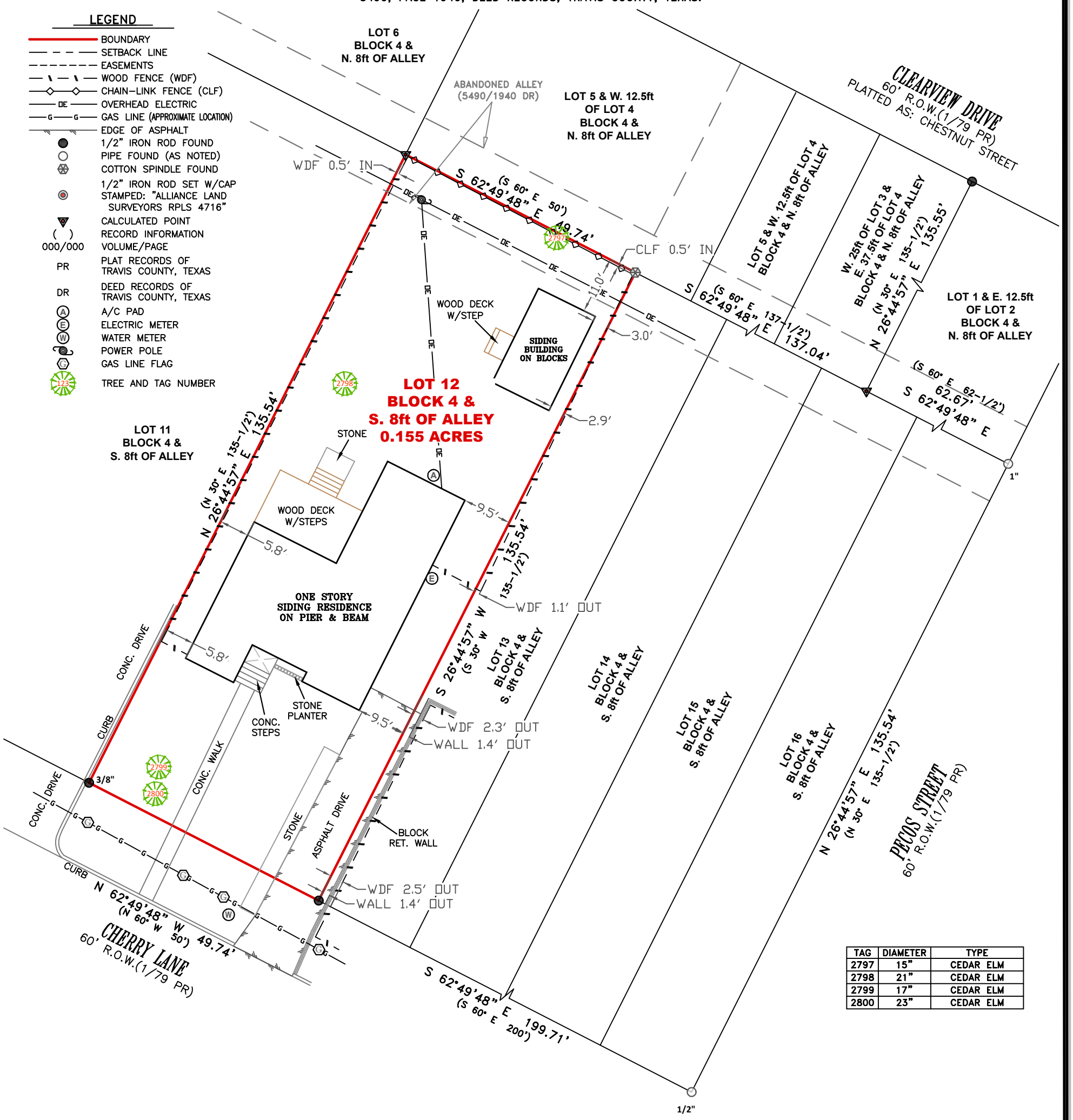
ALLIANCE LAND SURVEYORS
TBPELS FIRM No. 10194244
18410 US Hwy 281 N, Suite 109
San Antonio, TX 78259
(210) 369-9509

ADDRESS: 3308 CHERRY LANE
CITY, STATE, ZIP: AUSTIN, TEXAS 78703

PROPERTY AND TREE SURVEY

LOT 12, BLOCK 4, TOBIN AND JOHNSON SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 79, PLAT RECORDS, TRAVIS COUNTY, TEXAS, TOGETHER WITH THE SOUTH 8-FEET OF THE ADJACENT ALLEY ABANDONED IN VOLUME 5490, PAGE 1940, DEED RECORDS, TRAVIS COUNTY, TEXAS.



TAG	DIAMETER	TYPE
2797	15"	CEDAR ELM
2798	21"	CEDAR ELM
2799	17"	CEDAR ELM
2800	23"	CEDAR ELM

NOTES

1. BEARINGS AND DISTANCES SHOWN FOR THIS SURVEY WERE DETERMINED BY GPS "RTK" OBSERVATIONS, NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, GRID.

2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR, ANY INFORMATION REGARDING RECORDED EASEMENTS, SETBACKS AND ADJOINERS THAT MAY AFFECT THE QUALITY OF TITLE MAY NOT BE SHOWN.

3. TREES SHOWN FOR THIS SURVEY WERE MEASURED 4.5-FEET ABOVE GRADE.

ACCORDING TO FEMA MAP NO. 48453C0445K WITH AN EFFECTIVE DATE OF 01/22/2020, AND A REVISION DATE OF 07/12/2021, THIS PROPERTY LIES WITHIN ZONE 'X' AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA. APPROXIMATE LIMITS (IF SHOWN) ARE BASED ON AVAILABLE SHAPE FILES PROVIDED BY FEMA (msc.fema.gov).

N

SCALE
1" = 20'

STATE OF TEXAS REGISTERED GARY A. GIBBONS 4716 PROFESSIONAL LAND SURVEYOR

I, Gary A. Gibbons, Registered Professional Land Surveyor number 4716, do hereby certify that this survey made on the ground by personnel working under my direct supervision and that this professional service conforms to the minimum standards of survey practices as set out by the Texas Board of Professional Engineers and Land Surveyors as of this date.

Survey field work completed on:

THE 3rd DAY OF SEPTEMBER 2026, A.D.

Gary A. Gibbons
GARY A. GIBBONS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4716

JOB NO. 260923364	FIELD WORK: BB3	BOUNDARY: JTD	DRAWN: JTD	REVIEW: GG	REVISION DATE: --/--/---- - - -

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TRASH