SCALE: 1" = 20'

GRAPHIC SCALE
0 5' 10' 15' 20' 30' 40' 50'

Legend

- ⊙ ½"Iron Rod Found
- ipf ⊙ ¾"Iron Pipe Found
- ½"Iron Rod Found with plastic cap imprinted with "Holt Carson, Inc."
- ○ Corner Post
- ⊛ Calculated Point
- —x— Wire Fence
- —//— Wood Board Fence
- ——— Overhead Utility Line
- (Record Bearing and Distance)

TREE LIST

A 34" Live Oak
B 20.5" Live Oak

1524 16" and 21.5" Live Oak (29.5" total)
1525 20" Live Oak

1528 25" Live Oak
1529 20.5" Live Oak

CHRISTOPHER STREET (49.53')

ipf 149.64' (150')

LOT 4 LOT 5 LOT 6 LOT 7 LOT 8

BOULDIN STREET (60')

LOT 16 LOT 15 LOT 14 LOT 13 LOT 12 LOT 11 LOT 10 LOT 9

SOUTH 3RD STREET (50')

BLOCK 2

LINSCOMB & LINSCOMB SUBDIVISION
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119.74' N22°04'39"E

S60°04'10"E 209.17' (S60°E 209.6')

(52.4') 52.42'
(52.4') 52.45'
(52.4') 52.61'
(52.4') 52.48'
N60°00'00"W (N60°W 157.2') 156.75'
BEARING BASIS

(52.4') 51.70'

COLUMBUS STREET (49.53')

(S60°E 52.4') S60°04'06"E 52.40'

badly bent ½" iron rod found but not used bears N68°32'E 0.75'

N22°10'E 120.00' (N22°03'50"E 120')

S22°07'14"W 120.04' (S22°10'W 120')

N60°00'00"W (N60°W 52.4') 52.29'

S60°00'E 104.00'

frame shed
wood step
wood step
covered porch
concrete
LOT 11
Calculated Land Area
6,228 Square Feet
One-Story Frame House No. 804
a/c pad
gas meter
electric meter
finish floor Elev. 517.54'
concrete
concrete entry
gravel drive
paver walk
curb
concrete
concrete
water meter

BENCHMARK
"X" inscribed on top of curb.
Elevation = 522.02'

BENCHMARK
Triangle cut on top of curb.
Elevation = 513.03'

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is accurate to the best of my abilities. This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 6, Condition 1, Topographic Survey.
This property is within Zone X (areas determined to be outside of the 100 Year Flood Plain) according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48453C 0445 K, dated January 22, 2020.
THIS the 4th day of MAY, A.D., 2026.

BY:

STATE OF TEXAS REGISTERED HOLT CARSON 5166 PROFESSIONAL LAND SURVEYOR

Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512)-442-0990
Firm Registration Number 10050700

TOPOGRAPHIC SURVEY MAP OF:

LOT 11, BLOCK 2, LINSCOMB & LINSCOMB SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3 PAGE 157 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

LOCATED AT 804 COLUMBUS STREET.

NOTES:

1. This map was prepared without the benefit of a current title commitment, and therefore this lot may be subject to easements and/or restrictions in addition to the ones shown hereon.

2. NAVD88 Elevations shown hereon are based upon Trimble RTKNET GPS observations.

3. Tree "crowns" shown hereon are drawn as a function of one inch of trunk diameter equals one foot of "crown" radius.

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