

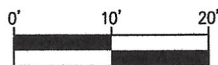
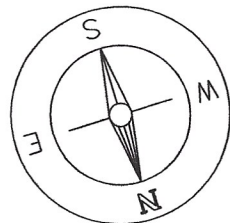
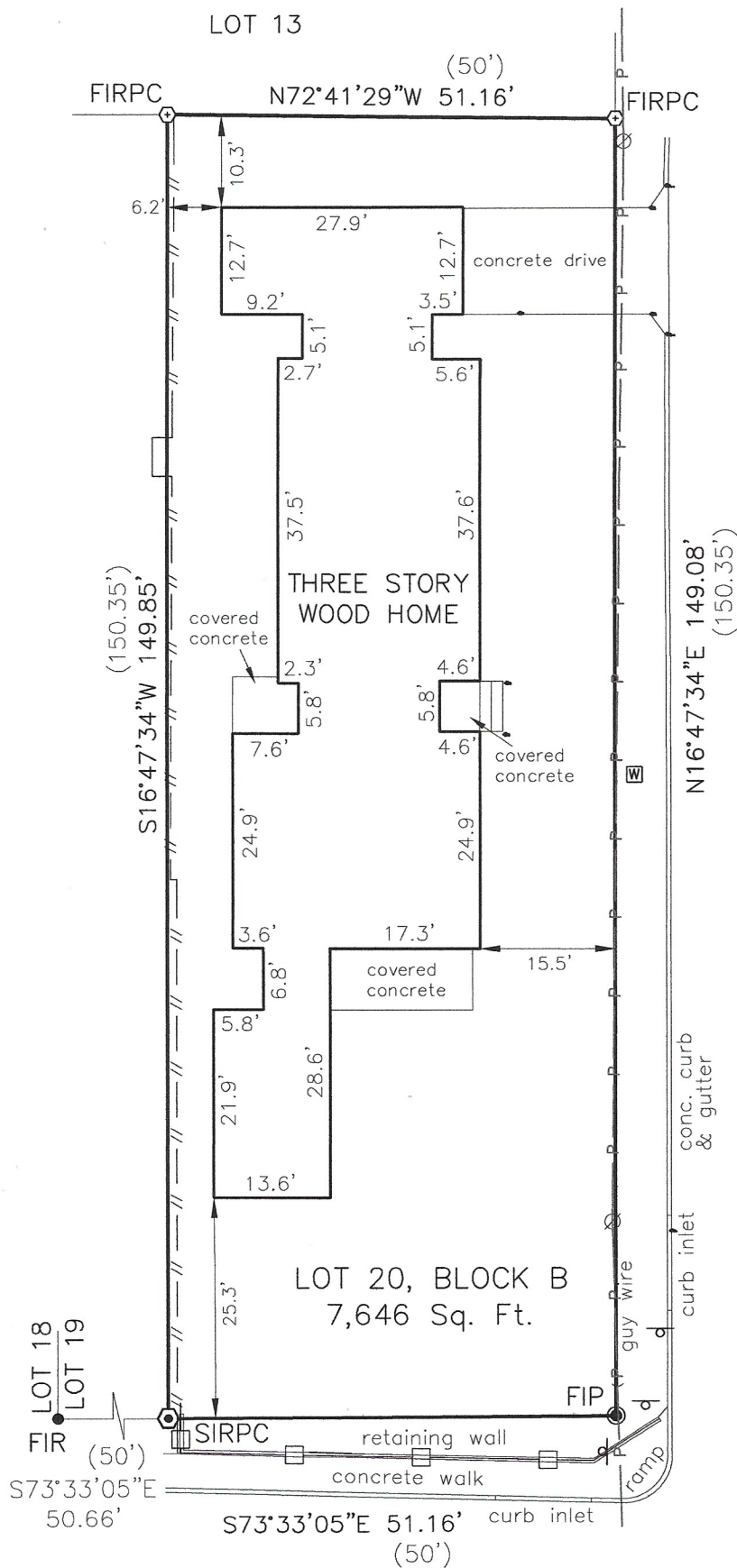
COMMERCIAL ENGINEERING, PLLC

SURVEY PLAT

LEGAL DESCRIPTION:

LOT 20, BLOCK "B", GUS F. BECKER'S SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 3, PAGE 115 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

ADDRESS:
311 W. MONROE STREET
AUSTIN, TEXAS



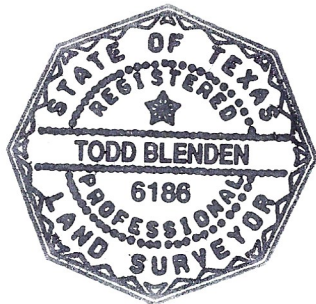
GRAPHIC SCALE
1" = 20'

BEARING BASIS:
TEXAS COORDINATE SYSTEM
CENTRAL ZONE (4203), NAD83
U.S. SURVEY FEET (GRID)

LEGEND

- | | |
|----------------------|---------|
| 1/2" FOUND IRON ROD | FIR ● |
| 1/2" FOUND IRON PIPE | FIP ● |
| FOUND IRON W/CAP | FIRPC ⊙ |
| STAMPED "PREMIER" | |
| SET IRON W/CAP | SIRPC ⊕ |
| RECORD INFORMATION | () |
| WOOD FENCE | — // — |
| METAL FENCE | — □ — |
| UTILITY POLE | ⊙ |
| UTILITY/POWER LINE | — P — |
| GUY WIRE | guy } |
| SIGN | ⊗ |
| LIGHT POLE | ⊙ |
| WATER METER | ⊞ |

NOTE:
THIS LOT IS SUBJECT TO RESTRICTIONS AND EASEMENT RIGHTS RECORDED IN VOLUME 3, PAGE 115, PLAT RECORDS TRAVIS COUNTY, TEXAS, AND AS LISTED IN FIRST AMERICAN TITLE GUARANTY COMPANY COMMITMENT GF NO. 2203378-BUD, EFFECTIVE DATE 1/7/2022.



#311 W. Monroe Street
(R.O.W. Varies)

State of Texas:
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey. I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Emergency Management Agency, FIRM Flood hazard boundary map revised as per Map Number:48453C0585H Zone:X Dated:9/26/2008. Dated this 9th day of June, 2023.

Todd Blenden, R.P.L.S. 6186
Commercial Engineering, PLLC