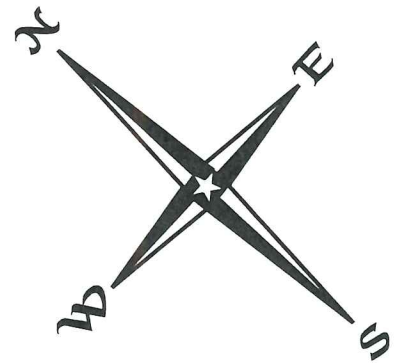


This survey was completed without the benefit of a current title commitment. This lot may be subject to restrictions and easements not shown hereon.

SCALE: 1" = 20'

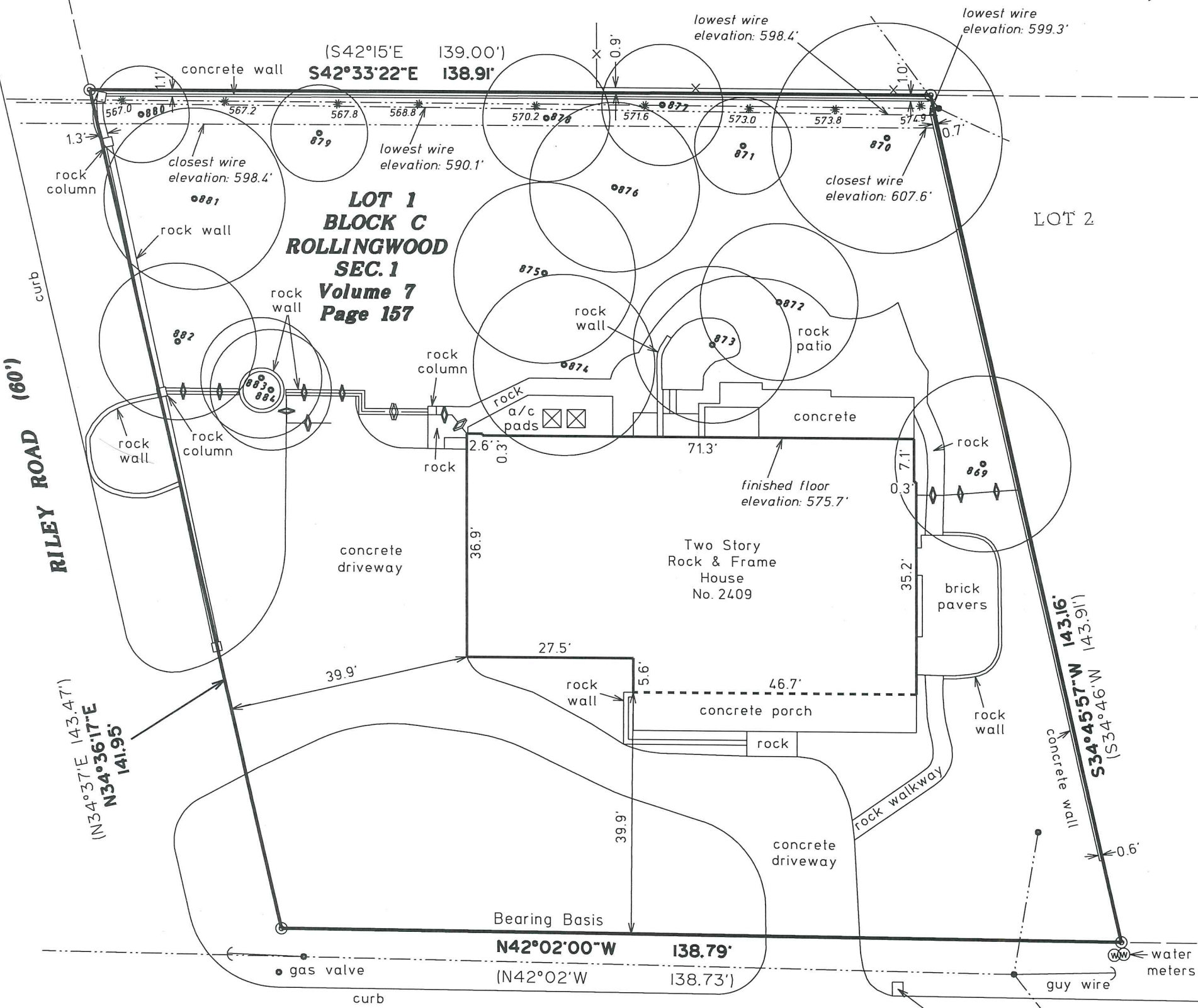
Elevations shown hereon are based on GPS observations over a Trimble RTK network. NAVD88 datum.

Tree "crowns" shown hereon are drawn as a function of trunk diameter. One inch of trunk diameter equals one foot of crown radius. Multi-trunk trees are drawn calculated on the full diameter of the largest stem plus one half of the diameter of each additional stem. Due to natural variations in tree growth, these generalized depictions may not correlate to actual tree crowns or root zones.



Lot 5
Bluffington Sec. 1
Volume 4 Page 302

**LOT 1
BLOCK C
ROLLINGWOOD
SEC. 1
Volume 7
Page 157**



TREE LIST

Tag No.	Description
869	14.5" Live Oak
870	19" Cedar Elm
871	8" Live Oak
872	13" Cedar Elm
873	13" Live Oak
874	15" Live Oak
875	15" Cedar Elm
876	14" Cedar Elm
877	10" Cedar Elm
878	10.5" Cedar Elm
879	8" Cedar Elm
880	8" Cedar Elm
881	15" Hackberry
882	13" Hackberry
883	10" Live Oak
884	10" Live Oak

VANCE LANE (50')

Legend

- ⊙ 1/2" Iron Rod Found
- x— Wire Fence
- ♦♦— Wrought Iron Fence
- |— Overhead Utility Line (Record Bearing and Distance)
- 570.2 * Ground Elevation Shot
- guy wire
- pole

AREA TABLE
land area: 19,284 sq. ft.

footprint of structure: 2,977 sq. ft.
concrete driveway: 2,685 sq. ft.
rock patio & walkways: 975 sq. ft.
concrete porches & a/c pads: 535 sq. ft.
brick pavers: 289 sq. ft.

The above improvements comprise 7,461 sq. ft. or 38.7% of the land area.

rock walls & columns: 190 sq. ft.
concrete walls: 97 sq. ft.

Walls and columns comprise 287 sq. ft. or 1.5% of the land area.

PREPARED: October 9th, 2023

BY:

Anne Thayer



SURVEY PLAT OF:
LOT 1, BLOCK C, ROLLINGWOOD SEC. 1, A SUBDIVISION
IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR
PLAT THEREOF RECORDED IN VOLUME 7 PAGE 157 OF
THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
LOCATED AT 2409 VANCE LANE.

Anne Thayer
Registered Professional Land Surveyor No. 5850
Texas Licensed Surveying Firm No. 10050700

HOLT CARSON, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
A 628082 (512) 442-0990