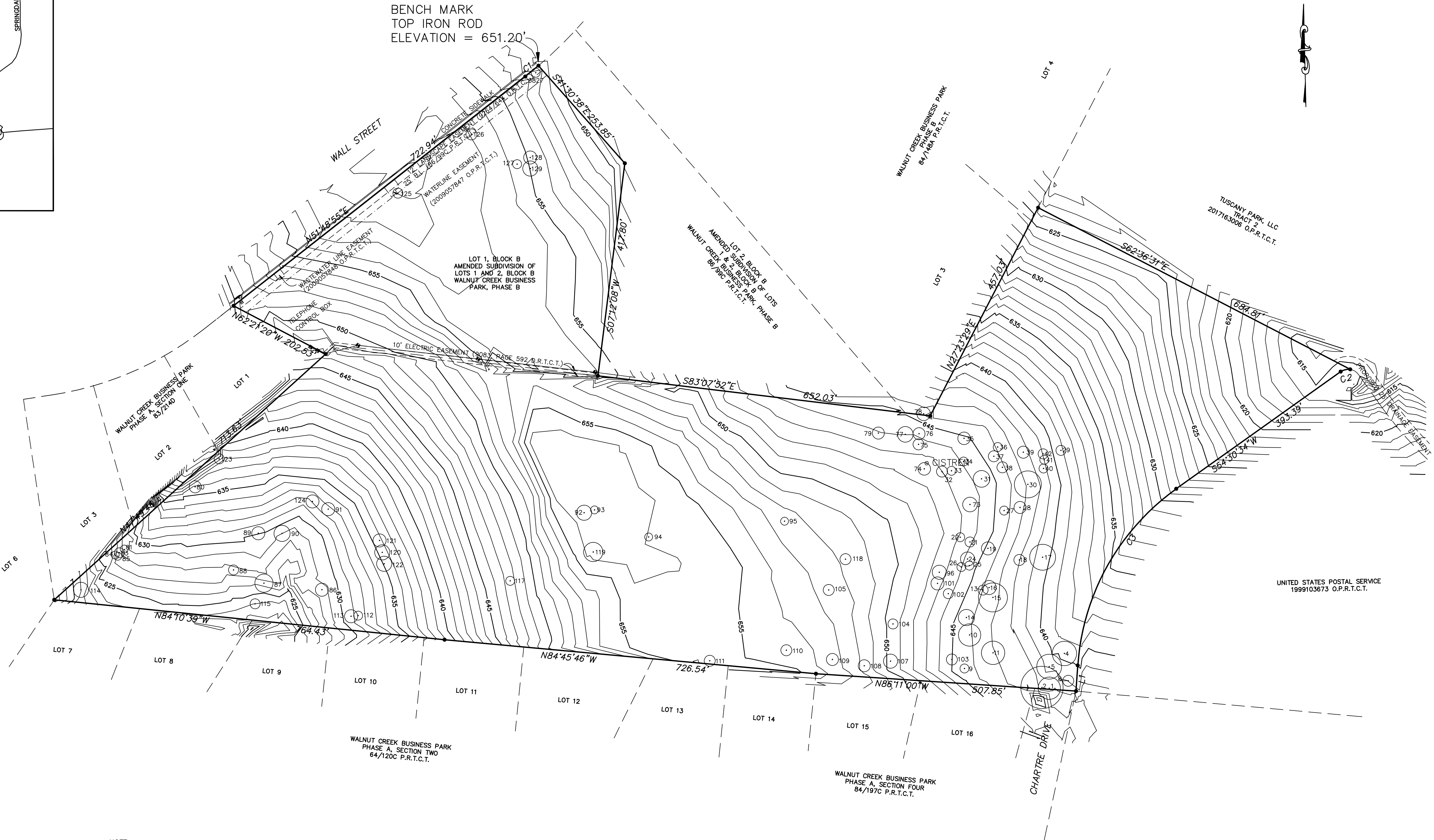


TAG NO.	TREE	SIZE
101	CELR	12"
102	CELR	12"
103	CELR	12"
104	CELR	12"
105	CELR	12"
106	CELR	12"
107	CELR	12"
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195	CELR	12"
196	CELR	12"
197	CELR	12"
198	CELR	12"
199	CELR	12"
200	CELR	12"



UNITED STATES POSTAL SERVICE  
1999103673 O.P.R.T.C.T.

LINE	BEARING	LENGTH
L1	S03°46'15"W	50.04'

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	33.24'	830.00'	33.24'	N50°37'19"E	2°17'41"
C2	19.65'	25.00'	19.15'	S77°01'33"W	45°01'57"
C3	268.71'	460.00'	264.91'	S37°46'29"W	33°28'11"

NOTE:  
BASIS OF BEARING IS THE TEXAS STATE  
PLANE COORDINATE SYSTEM, NAD 83, CENTRAL  
ZONE.  
BENCH MARK PER NORTH AMERICAN VERTICAL  
DATUM (NAVD 88)  
CITY OF AUSTIN MONUMENT NO. Q-27-1001  
ELEVATION = 630.22'

RESTRICTIVE COVENANTS OF RECORD AS  
ITEMIZED HEREIN: VOLUME 84, PAGE 145A  
AND VOLUME 86, PAGE 99C, PLAT RECORDS  
OF TRAVIS COUNTY, TEXAS; AND IN VOLUME  
10363, PAGE 716, VOLUME 1068, PAGE 508,  
VOLUME 12077, PAGE 1129, AND VOLUME  
12385, PAGE 1255, REAL PROPERTY RECORDS  
OF TRAVIS COUNTY, TEXAS.  
(DOES AFFECT THIS TRACT)

- LEGEND
- = IRON ROD FOUND
  - PUE = PUBLIC UTILITY EASEMENT
  - DE = DRAINAGE EASEMENT
  - BL = BUILDING LINE
  - ⊙ = POWER POLE
  - = GUY WIRE ANCHOR

CELCO SURVEYING  
REG. #: 10193975  
TEL: 830-214-5109 FAX: 866-571-8323  
eddie@celcosurveying.com

TREE AND TOPO  
DESIGN SURVEY

2205 STONECREST PATH  
NEW BRAUNFELS, TEXAS 78130

CERTIFICATION  
THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS PLAT CORRECTLY  
REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE  
ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS  
PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.  
BUYER: N/A  
TITLE CO: N/A  
PLAN No.: 2015-0642  
LENDER: N/A  
G.F.#: N/A  
SURVEY DATE: AUGUST 28, 2018

ADDRESS: 8503 WALL STREET, AUSTIN, TEXAS  
LEGAL DESCRIPTION:  
A 33.014 ACRE TRACT OF LAND OUT OF THE JOHN APPLEGATE SURVEY NO. 30,  
ABSTRACT NO. 214, TRAVIS COUNTY, TEXAS; AND BEING A PART OF THAT CERTAIN  
TRACT OF LAND CONVEYED TO TUSCANY PARK, LLC, RECORDED IN DOCUMENT NO.  
2017163006, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; AND ALL OF LOT 1,  
BLOCK B, AMENDED SUBDIVISION OF LOTS 1 AND 2, BLOCK 2, WALNUT CREEK BUSINESS  
PARK, PHASE B, RECORDED IN VOLUME 86, PAGE 99C, PLAT RECORDS, TRAVIS COUNTY,  
TEXAS; CONVEYED TO 8503 WALL STREET DEVELOPMENT, LLC, RECORDED IN DOCUMENT  
NO. 2018091727, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

