

AS-BUILT SURVEY

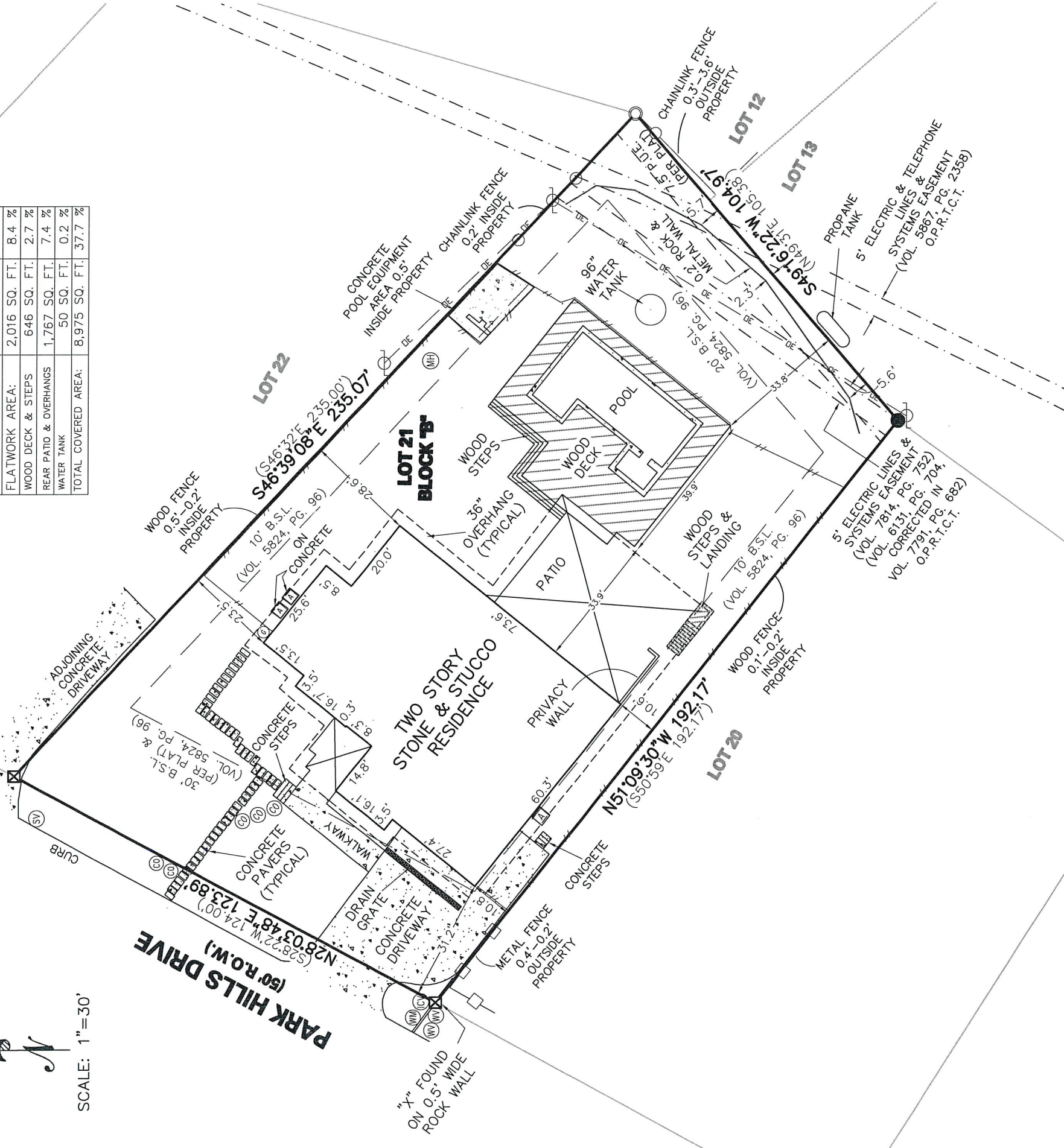
ATS Job # 23011207S

Reference: EEF Custom Homes Address: 3220 Park Hills Drive, Rollingwood, Texas
 Lot 21, Block "B", HATLEY PARK ESTATES, a subdivision in Travis County, Texas, according to the map or plat as recorded in Bk. 75, Pg. 257, Plat Records, Travis County, Texas.



SCALE: 1" = 30'

IMPERVIOUS COVER TABLE	
LOT AREA:	23,967 SQ. FT.
FOUNDATION AREA:	4,546 SQ. FT. 19.0 %
FLATWORK AREA:	2,016 SQ. FT. 8.4 %
WOOD DECK & STEPS	646 SQ. FT. 2.7 %
REAR PATIO & OVERHANGS	1,767 SQ. FT. 7.4 %
WATER TANK	50 SQ. FT. 0.2 %
TOTAL COVERED AREA:	8,975 SQ. FT. 37.7 %



Surveyor's Note:
 Bearings shown hereon are based on the plat of HATLEY PARK ESTATES, according to the map or plat as recorded in Bk. 75, Pg. 257, Plat Records, Travis County, Texas.

- Notes:
- 1) This map and the survey on which it is based have been prepared without the benefit of a title report and are not intended to reflect all easements, encumbrances or other circumstances affecting the title to the property shown hereon.
 - 2) Easements shown are per the recorded subdivision plat unless otherwise noted.

I, Paul Utterback, HEREBY CERTIFY that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown; that said property has access to and from a public roadway; and that this plat is an accurate representation of the property to the best of my knowledge.



Paul Utterback
 Paul Utterback, RPLS No. 5738
 Client: EEF Custom Homes
 Date of Field Work: 5/15/23 & 5/16/23
 Field: MAifaro
 Tech: CCarter
 Date Drawn: 5/25/23 & 5/26/23
 Path: Projects\BULK\MNOPQR\ParkHillsDr3220\Production\Dwgs\As-Built-ParkHillsDr3220-230518.dwg

LEGEND	
●	1/2" (IRF) IRON ROD FOUND
○	1/2" (I.D.) IRON PIPE FOUND
⊠	"X" FOUND INSCRIBED IN CONCRETE
—	B.S.L. BUILDING SETBACK LINE
—	P.U.E. PUBLIC UTILITY EASEMENT
()	R.O.W. RIGHT OF WAY
()	RECORD INFORMATION
▭	COVERED AREA
○	CHAINLINK FENCE
—	WOOD FENCE
▭	METAL FENCE
▭	CONCRETE
A	AIR CONDITIONER
G	GAS METER
MH	MANHOLE (40" ELECTRIC MANHOLE)
SV	SEWER VALVE
CO	WASTEWATER CLEANOUT
WM	WATER METER
OV	WATER VALVE
OE	OVERHEAD ELECTRIC LINE
CP	POWER POLE
CV	IRRIGATION CONTROL VALVE
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS	

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