

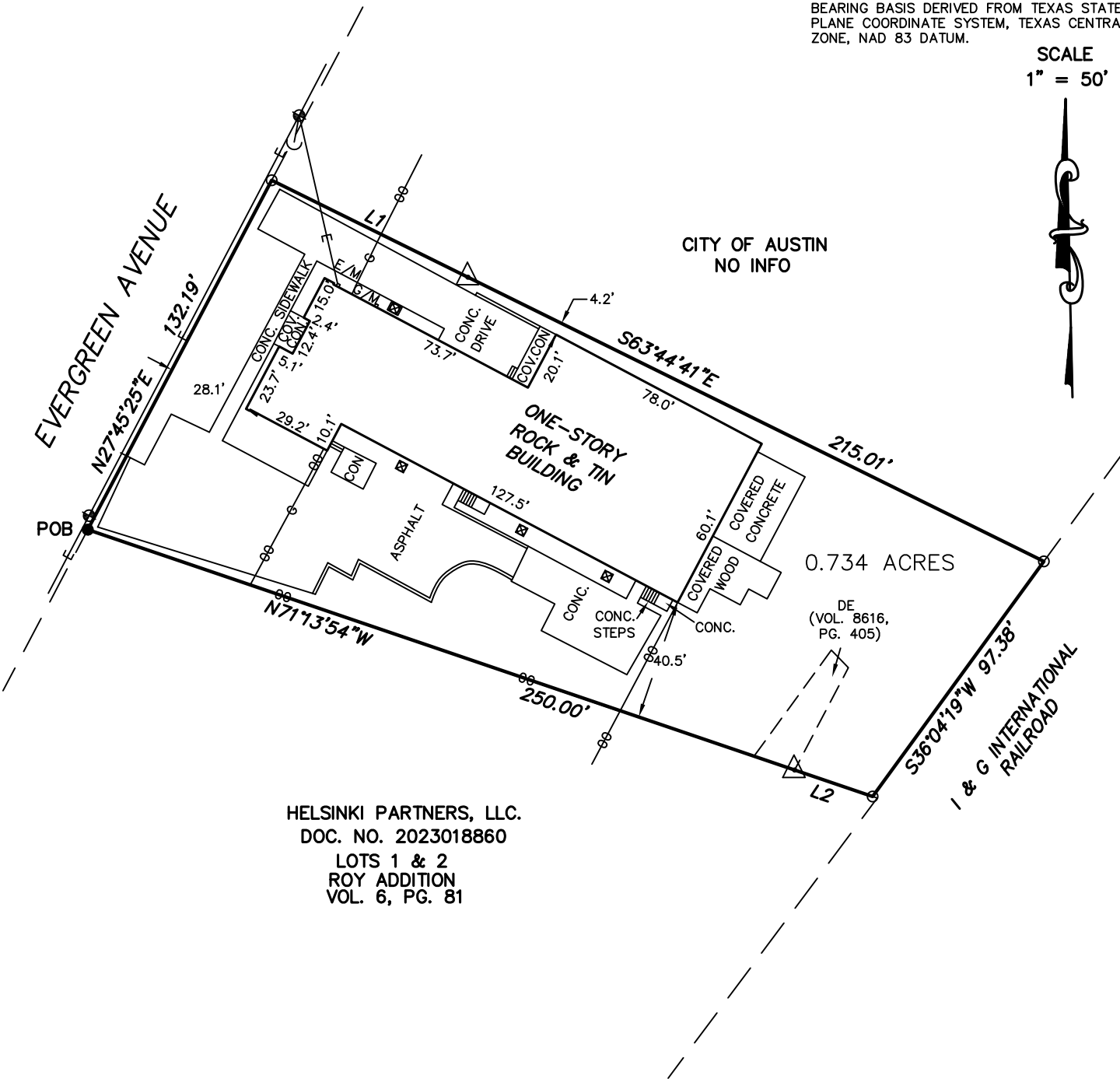
CELCO SURVEYING
REG. # 10193975
TEL: 830-214-5109

SURVEY PLAT

P.O. Box 701267
SAN ANTONIO, TEXAS 78270
eddie@celcosurveying.com
www.celcosurveying.com

BEARING BASIS DERIVED FROM TEXAS STATE
PLANE COORDINATE SYSTEM, TEXAS CENTRAL
ZONE, NAD 83 DATUM.

SCALE
1" = 50'



HELSINKI PARTNERS, LLC.
DOC. NO. 2023018860
LOTS 1 & 2
ROY ADDITION
VOL. 6, PG. 81

BUILDING SETBACK LINES ARE DETERMINED BY
CITY CODE AND SHOULD BE VERIFIED PRIOR
TO DESIGN OR CONSTRUCTION.

THIS SURVEY WAS PREPARED WITHOUT THE
BENEFIT OF A TITLE COMMITMENT AND A
TITLE EXAMINATION WAS NOT REQUESTED NOR
WAS ONE PERFORMED.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S63°43'46"E	73.31'
L2	N71°13'54"W	27.58'

LEGEND

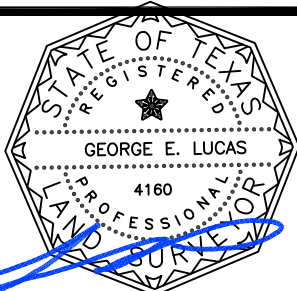
- = IRON ROD FOUND
- = IRON ROD SET
- △ = CALC. PROP. COR.
- POB = POINT OF BEGINNING
- E/M = ELECTRIC METER
- G/M = GAS METER
- ⊠ = AIR CONDITIONER
- ⊙ = POWER POLE
- E- = O/H POWERLINE
- G- = GUY WIRE ANCHOR
- G- = GATE
- ∞- = CHAIN LINK FENCE

ADDRESS: 1701 EVERGREEN AVENUE, AUSTIN, TEXAS

LEGAL DESCRIPTION: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

CATEGORY 1A CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS SURVEY
SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS
MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, TSPS LAND TITLE SURVEY.



BUYER: N/A
TITLE CO: N/A
G.F.#: N/A

LENDER: N/A

PLAN No.: 2024-4160

SURVEY DATE: APRIL 3, 2024

GEORGE E. LUCAS R.P.L.S. 4160