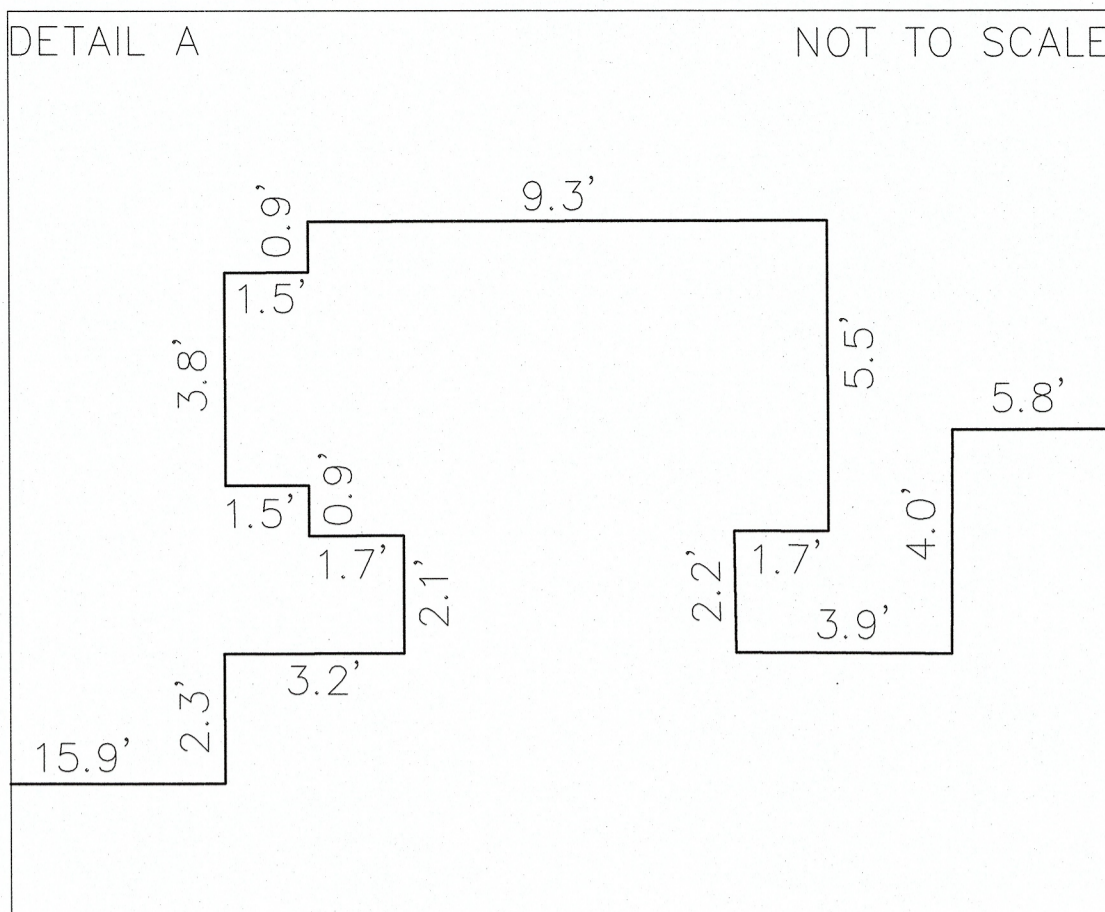


# AS-BUILT & IMPERVIOUS COVER SURVEY

Reference: Derek Land

Address: 1110 Blackacre Trail, Westlake Hills, Texas  
 Lot 1, THE RESUBDIVISION OF THE ESTATES AT BLACKACRE PHASE ONE, a subdivision in Travis County, Texas, according to the map or plat as recorded in Vol. 90, Pg. 294, Plat Records of Travis County, Texas.



LEGEND	
●	1/2" (RF) IRON ROD FOUND
○	1/2" (RS) IRON ROD SET "ATS ENGINEERS"
○	"V" MARK FOUND IN CONCRETE
○	80D NAIL FOUND
---	B.S.L. BUILDING SETBACK LINE
---	P.U.E. PUBLIC UTILITY EASEMENT
---	R.O.W. RIGHT OF WAY
( )	RECORD INFORMATION
(A)	AIR CONDITIONER
(G)	GAS METER
(E)	ELECTRIC METER
(C)	CABLE RISER
(EM)	24" ELECTRIC MANHOLE
(SL)	SEPTIC LID
(SS)	SEPTIC SWITCH
(CD)	WASTEWATER CLEANOUT
(WM)	WATER METER
(WV)	WATER VALVE
(EV)	UNDERGROUND ELECTRIC VAULT
NG	NATURAL GROUND
▨	COVERED AREA
▨	CONCRETE
▨	METAL FENCE
---	WIRE FENCE
○	CHAINLINK FENCE

CURVE DATA TABLE				
CURVE	RADIUS	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH
C1	430.00'	N31°42'53"W	69.29'	69.37'
(C1)	(430.00)	(N31°30'33"W)	(69.03')	(69.10')
C2	128.70'	N55°09'50"W	123.20'	128.47'
(C2)	(128.70')	(N55°09'50"W)	(123.20')	(128.47')

IMPERVIOUS COVER TABLE	
LOT AREA:	46,198 SQ. FT.
FOUNDATION AREA:	6,998 SQ. FT. 15.1%
COVERED CONCRETE:	855 SQ. FT. 1.8%
FLAT WORK AREA:	2,841 SQ. FT. 6.1%
TOTAL CONCRETE AREA:	10,694 SQ. FT. 23.0%

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.

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, RPLS No. 5738  
 Client: Derek Land  
 Date of Field Work: 12/03/20  
 Field: E Carlson  
 Tech: LSerrano/MBolton  
 Date Drawn: 12/08/20 Revised: 12/11/20 Revised: 12/14/20  
 Path: \\BULK\_ABCDEF\BlackacreTr1110\Production\Dwgs\IC-BlackacreTr1110.dwg

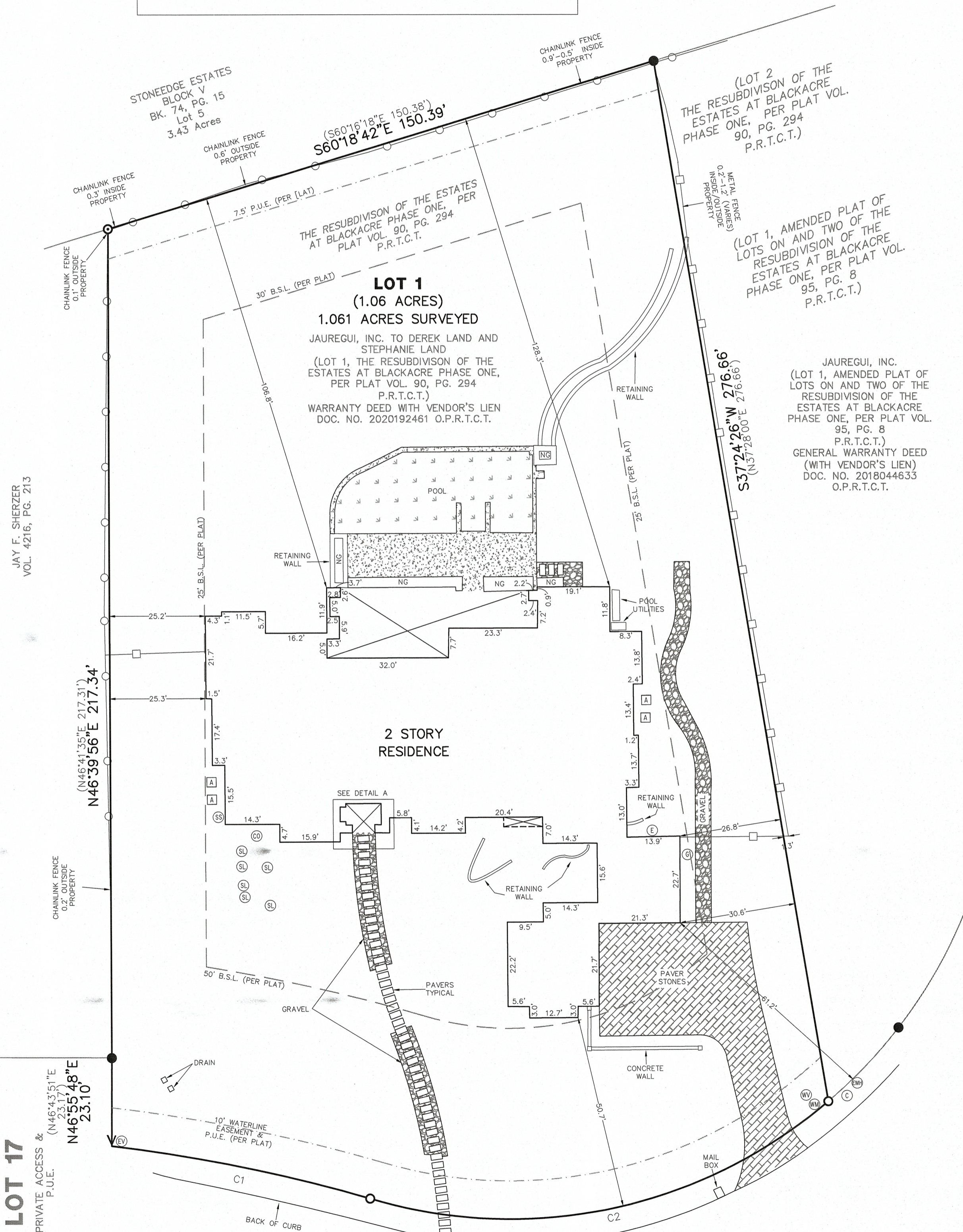


THE RESUBDIVISION OF THE ESTATES AT BLACKACRE PHASE ONE, PER PLAT VOL. 90, PG. 294 P.R.T.C.T.

**LOT 17**

PRIVATE ACCESS & P.U.E.

(N46°43'51"E 23.17')  
 N46°55'48"E 23.10'



**BLACKACRE TRAIL**  
 (40' PRIVATE STREET)  
 (VOL. 90, PG. 294 P.R.T.C.T.)

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