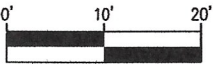
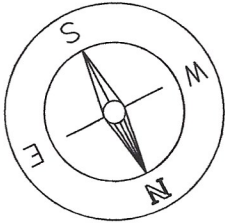


COMMERCIAL ENGINEERING, PLLC  
SURVEY PLAT

LEGAL DESCRIPTION:  
EAST 60 FEET OF LOT 5, BLOCK R, VIOLET CROWN HEIGHTS SECTION 2, A SUBDIVISION IN TRAVIS COUNTY, TEXAS,  
ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 4, PAGE 311 OF THE PLAT RECORDS OF TRAVIS COUNTY,  
TEXAS.

ADDRESS:  
1211 ALEGRIA ROAD  
AUSTIN, TEXAS



GRAPHIC SCALE  
1" = 20'

BEARING BASIS:  
TEXAS COORDINATE SYSTEM  
CENTRAL ZONE (4203), NAD83  
U.S. SURVEY FEET (GRID)

LEGEND

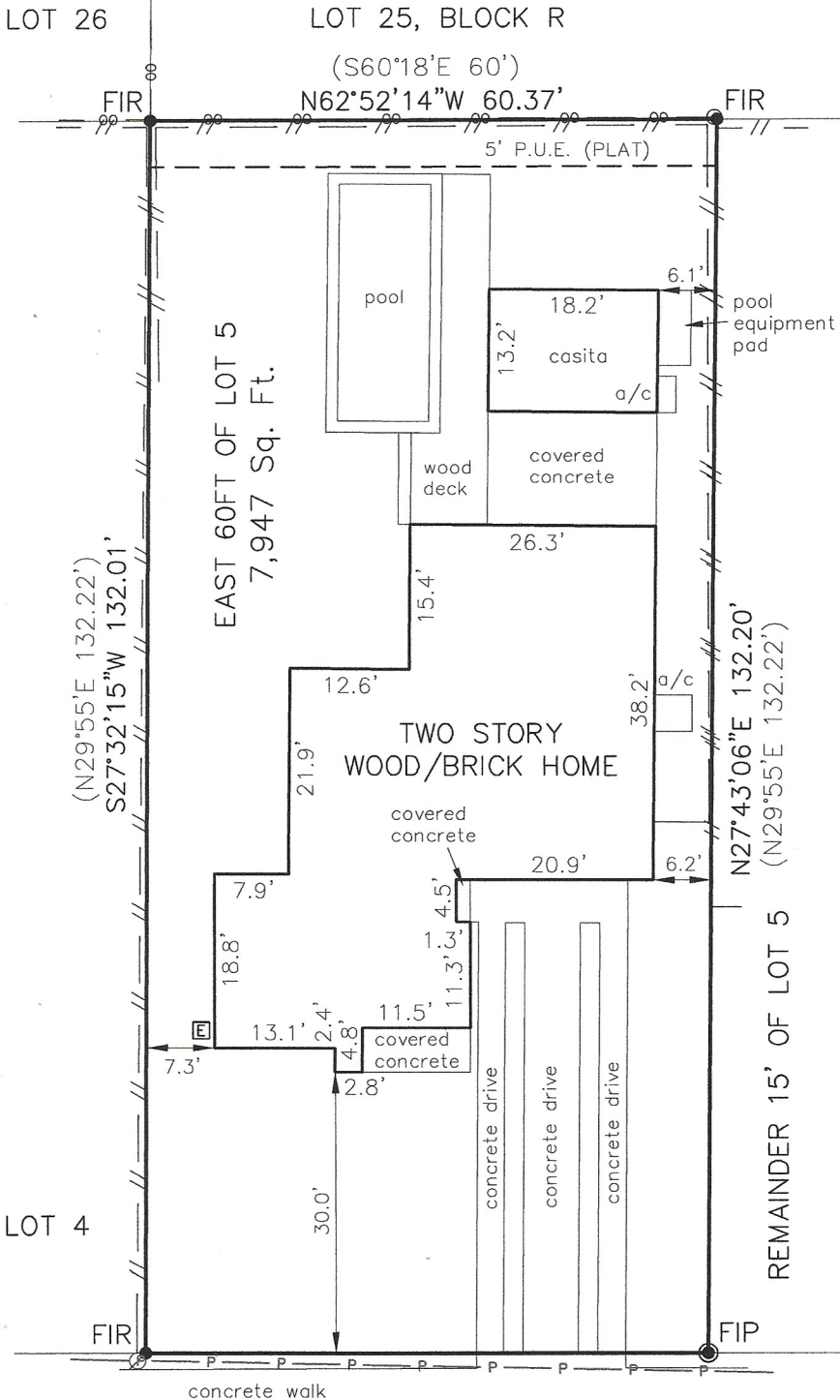
- 1/2" FOUND IRON ROD      FIR●
- 1/2" FOUND IRON PIPE      FIP●
- RECORD INFORMATION      (   )
- WOOD FENCE      — // —
- CHAINLINK FENCE      — oo —
- UTILITY POLE      ∅
- UTILITY/POWER LINE      — P —
- ELECTRIC METER      [E]
- WATER METER      [W]
- MAIL BOX      [M]
- PUBLIC UTILITY EASEMENT      P.U.E.

NOTE:  
THIS SURVEY WAS PREFORMED  
WITHOUT THE BENEFIT OF A  
TITLE COMMITMENT AND OTHER  
RIGHTS AND RESTRICTIONS MAY  
APPLY. THIS LOT IS SUBJECT  
TO RESTRICTIONS RECORDED IN  
VOLUME 867, PAGES 291-292,  
VOLUME 894, PAGE 609,  
VOLUME 909, PAGES 188-189,  
AND VOLUME 1034, PAGE 201  
DEED RECORDS, TRAVIS  
COUNTY, TEXAS.



*Todd Blenden*

Todd Blenden, R.P.L.S. 6186  
Commercial Engineering, PLLC



#1211 Alegria Road  
(50' R.O.W.)

IMPERVIOUS COVER	
HOUSE	1,986 SQ FT
CONCRETE FLATWORK	1,041 SQ FT
WOOD DECK @ 50%	118 SQ FT
TOTAL IMPERVIOUS	3,145 SQ FT
LOT AREA	7,947 SQ FT
IMPERVIOUS COVER %	39.6 %

State of Texas:  
County of Travis:  
The undersigned does hereby certify that this survey was this day made on the  
property legally described hereon and is correct, and this survey substantially  
complies with the current Texas Society of Professional Surveyors Standards and  
Specifications for a Category 1A Condition II Survey. I certify that the property  
shown hereon IS NOT within a special flood hazard area as identified by the Federal  
Emergency Management Agency, FIRM Flood hazard boundary map revised as per  
Map Number: 48453C0455J Zone: X Dated: 1/6/2016. Dated this 22nd day of  
September, 2023.