

Legend

- ⊙ ½" Iron Rod Found
- ⬠ ½" Iron Rod Found with plastic cap imprinted with "Holt Carson, Inc."
- ⊕ Calculated Point
- ⊙ Water Meter
- ⊙ Electric Meter
- ⊙ Gas Meter
- ⊠ A/C Unit
- * Sanitary Cleanout
- Wood Board Fence
- Overhead Utility Line

(Record Bearing and Distance)

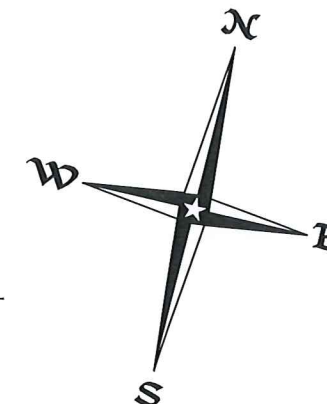
wire
guy

pole

NOTES:

1. This map was prepared without the benefit of a current title commitment, and therefore this lot may be subject to easements and/or restrictions in addition to the ones shown hereon.
2. Orientation for this survey is based upon a bearing of N76°46'E between Monuments A and B as shown hereon.

SCALE 1" = 20'



AREA TABLE

lot area = 7,807 Square Feet

house footprint 2,026 sq. ft.
concrete drive 473 sq. ft.
covered concrete 565 sq. ft.
concrete stepping stones 136 sq. ft.
A/C pads 18 sq. ft.

The above improvements total
3,218 sq. ft. or 41.2% of the total lot area.

LOT 13
BLOCK H
PARK FOREST SECTION 2
VOLUME 9 PAGE 32

(N76°46'E 65')
N76°39'50"E 64.92'

5' Utility Easement per plat

LOT 14

(N76°46'E 65')
N76°56'23"E 65.00'

LOT 15

10' setback per site plan

LOT 25

covered
concrete

two story
stucco and frame
no. 4800

conc.
drive

covered
concrete

concrete
stepping stones

capped iron rod found
but not used bears
S51°03'E 0.36'

½" iron rod found
at Southeast corner of
Lot 23

LOT 26
BLOCK H
PARK FOREST SECTION 5
VOLUME 9 PAGE 33

25' Building Line
per plat
and site plan

LOT 24

LOT 27

(N13°14'W 120')
N13°12'08"W 120.11'

(N13°14'W 120')
N13°13'42"W 120.22'

(S13°13'42"E 120.03')
S13°14'E 120'

S76°45'15"W 64.96'
(S76°46'W 65')

S76°45'15"W 64.97'
(S76°46'W 65')

S76°46'29"W 65.00'
(S76°46'W 65')

S76°46'29"W 130.03'
(S76°46'W 130')

curb

neighboring
brick mail box

PREPARED: June 12th, 2025

BY

Holt Carson



Holt Carson
Registered Professional Land Surveyor No. 5166

SYLVANDALE DRIVE (50')

SURVEY MAP OF:

LOT 25, BLOCK H, PARK FOREST, SECTION 5,
A SUBDIVISION IN TRAVIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN VOLUME 9, PAGE 33 OF THE PLAT
RECORDS OF TRAVIS COUNTY, TEXAS.

LOCATED AT 4800 SYLVANDALE DRIVE

HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYORS
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990

email: survey@hciaustin.com web: www.hciaustin.com
Texas Licensed Surveying Firm Registration No. 10050700

© copyright 2025

A 1130118