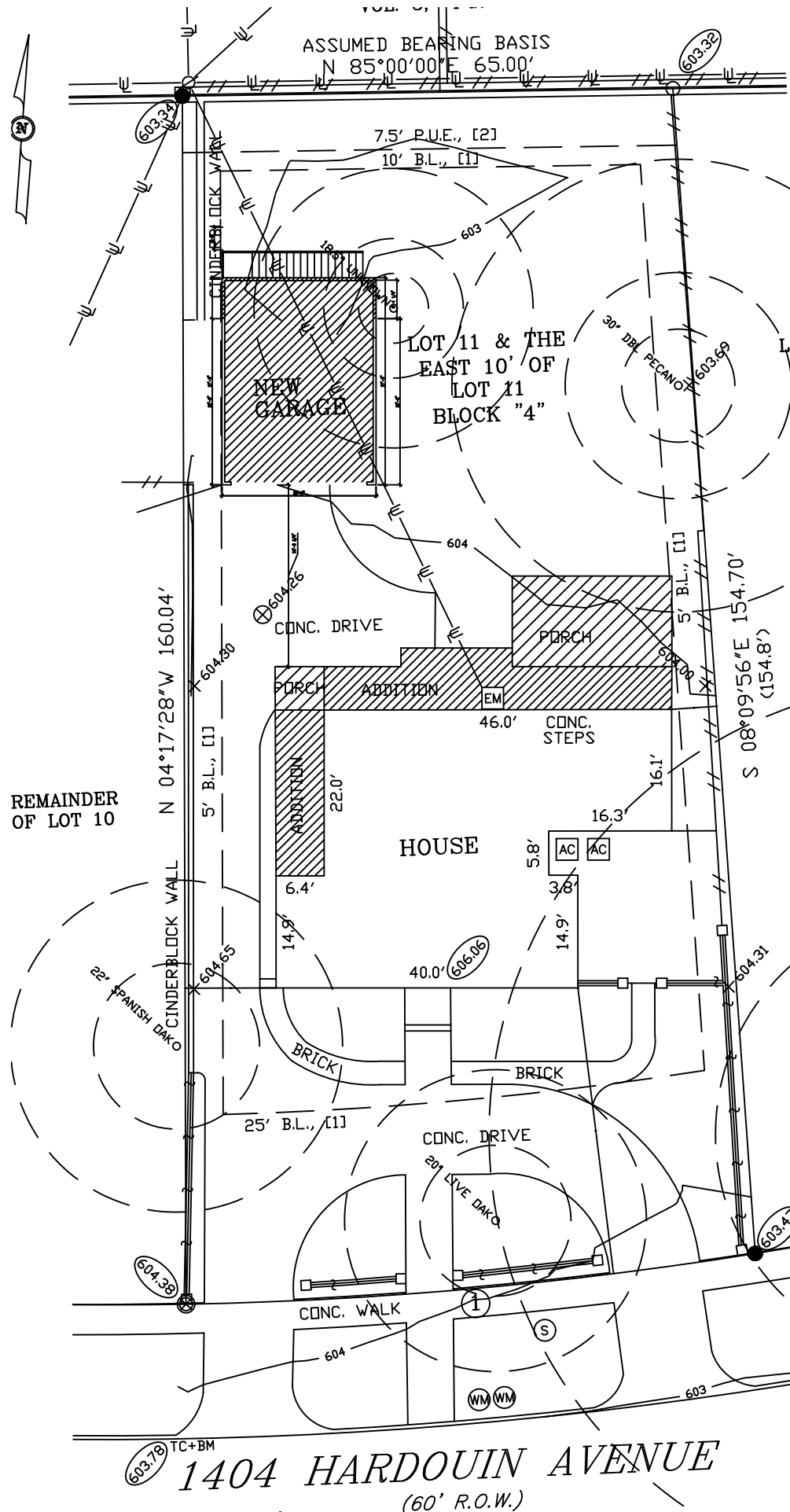




- WOOD FENCE
- UTILITY LINE
- WROUGHT IRON FENCE
- AC A/C UNIT
- EM ELEC. METER
- S SEWER RISER
- WM WATER METER
- IRON ROD FND.
- CALCULATED POINT
- X FOUND
- X SET
- UTILITY POLE
- B.L. BUILDING LINE
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT

*** IMPORTANT NOTICE ***
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DEPICTS ONLY THOSE BOUNDARIES, EASEMENTS AND BUILDING LINES SHOWN ON THE RECORDED PLAT. BOUNDARY AMENDMENTS, ADDITIONAL EASEMENTS AND SETBACKS MAY AFFECT THIS LOT.

SURVEYOR'S NOTES

- () DENOTES RECORD INFORMATION
- [1] BUILDING LINE PER CITY OF AUSTIN CURRENT ZONING ORDINANCE.
- [2] PER CITY OF AUSTIN GIS WEB MAP.
- THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.
- ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.
- THE P.U.E. SHOWN AT THE REAR OF THIS LOT IS TAKEN FROM THE CITY OF AUSTIN GIS WEB DEVELOPMENT MAP. THERE IS AN EASEMENT SHOWN ON THE PLAT TO THE REAR OF THIS LOT, HOWEVER THERE IS NO WIDTH NOR IS IT'S PURPOSE/USE LABELED.
- VERTICAL DATUM HAS BEEN EXTRAPOLATED FROM THE CITY OF AUSTIN PROPERTY PROFILE MAP AND IS APPROXIMATE.
www.austintexas.gov/GIS/PropertyProfile

LOT AREA SUMMARY

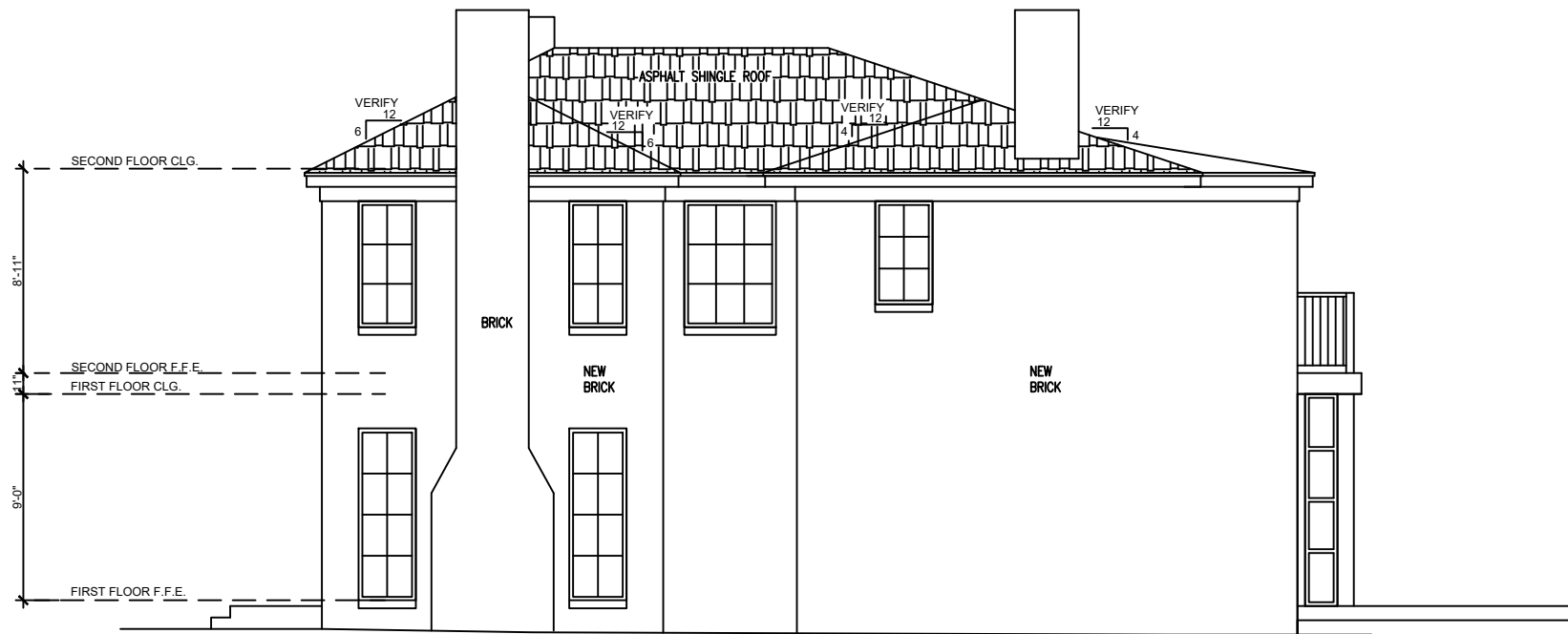
TOTAL LOT AREA.....11125 SQ.FT.

CURVE TABLE

①
 C=S80°47'31"W 75.73'
 A=75.79' R=538.30'
 (R=538.3')

1404 HARDOUIN AVENUE
 (60' R.O.W.)







LRH Architecture

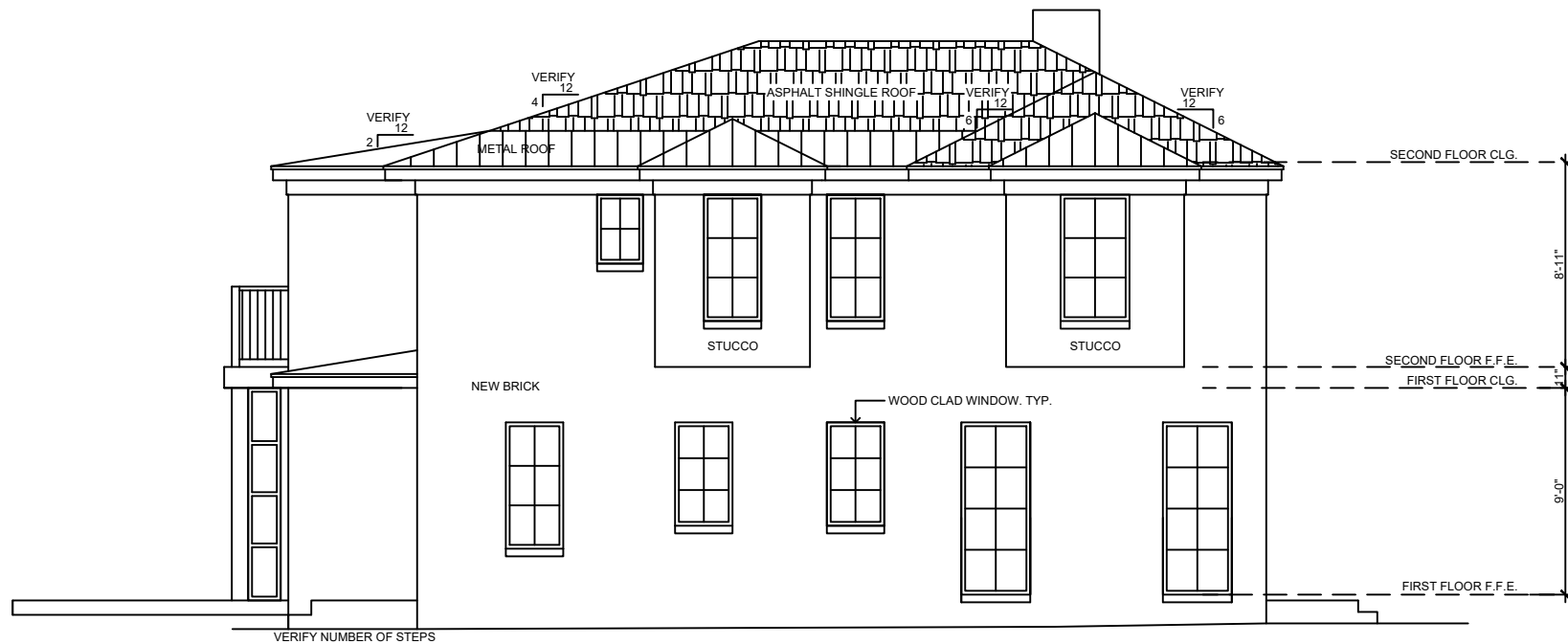
1408 Ethridge Ave / Austin, Texas 78703

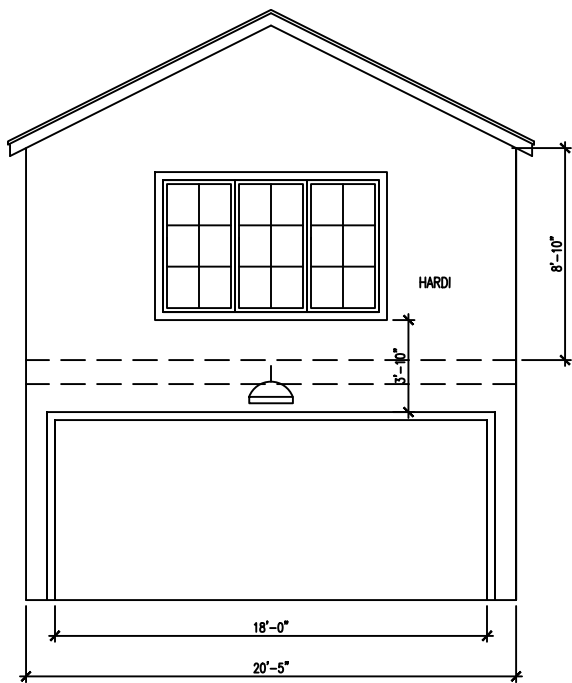
1404 Hardouin Ave

Not for regulatory approval, permitting, or construction.

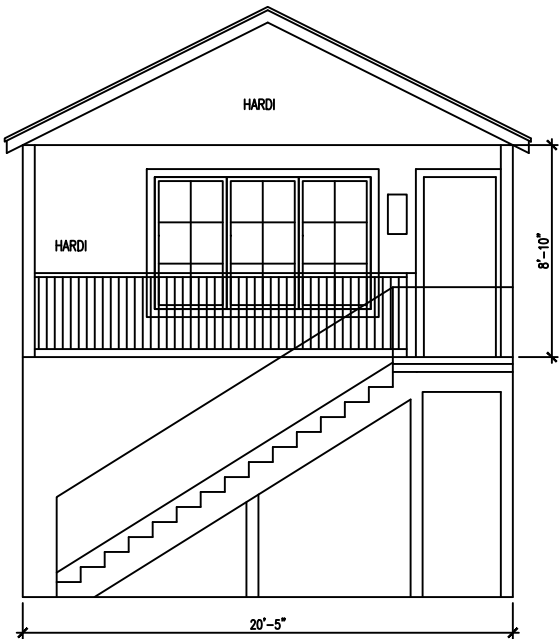
North Elevation

Scale: $\frac{1}{8}"=1'-0"$

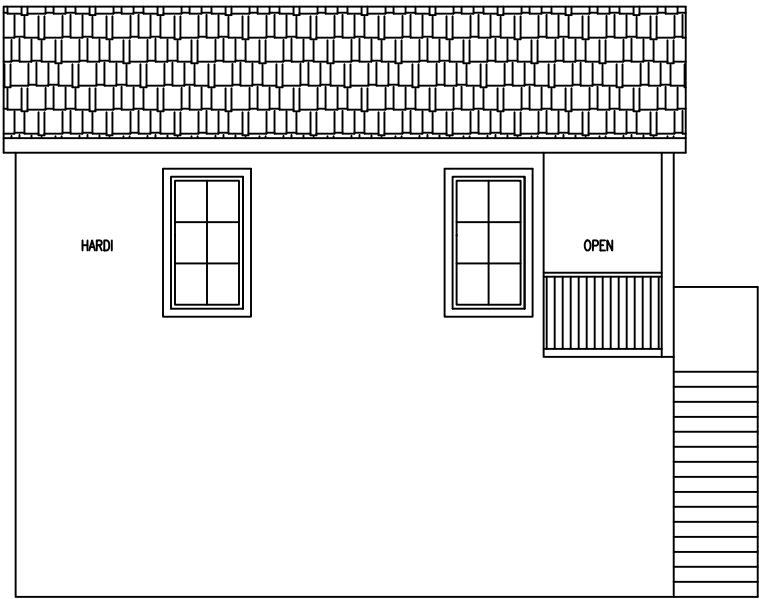
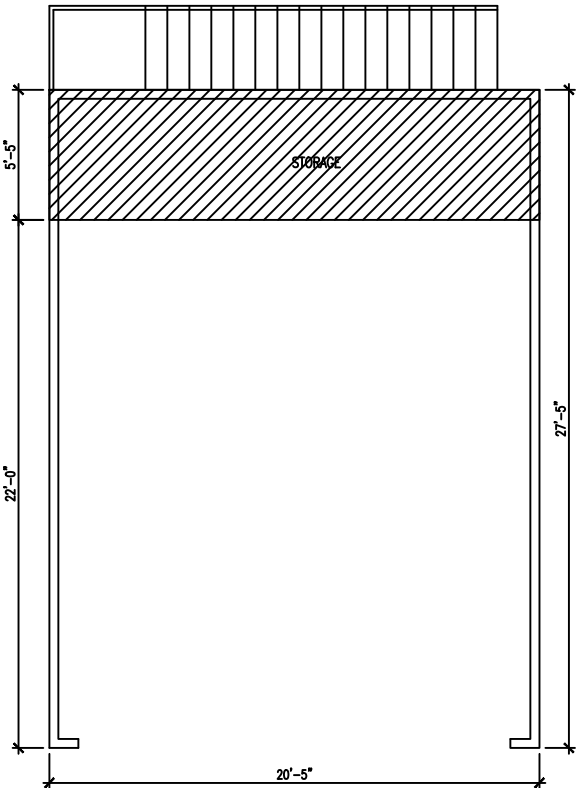
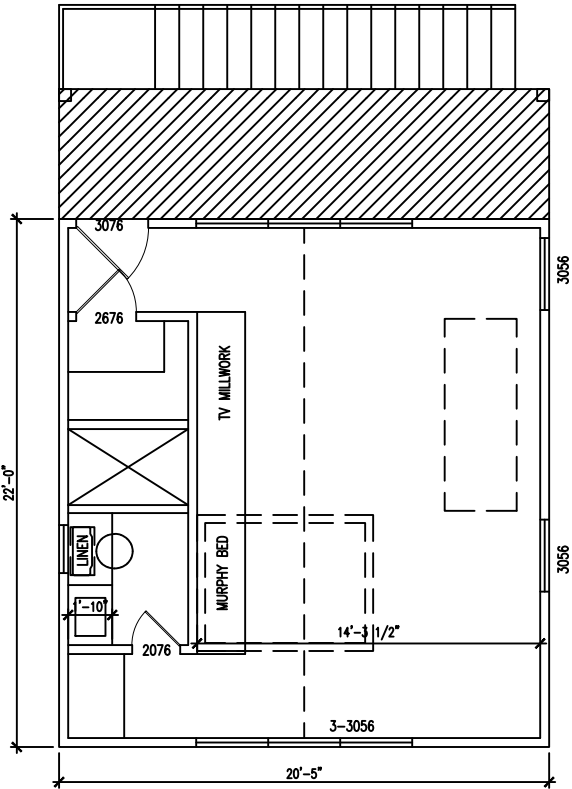




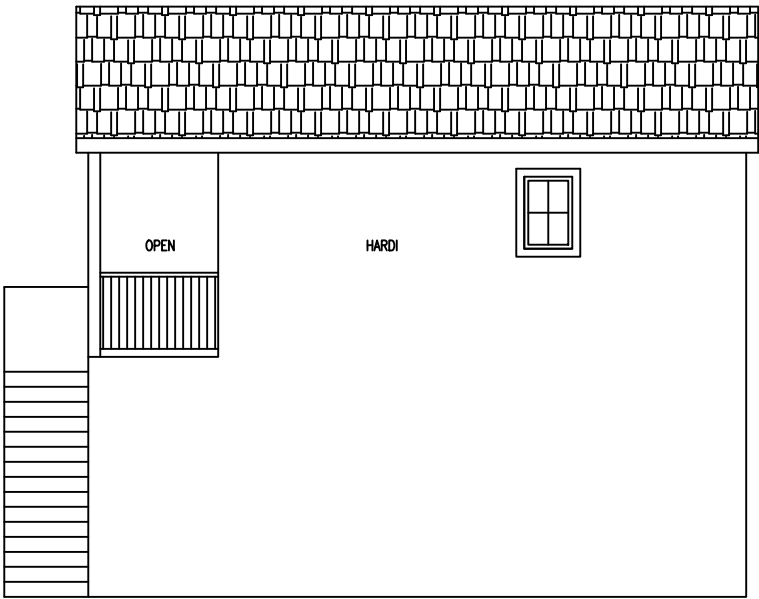
South / Front



North



East



West