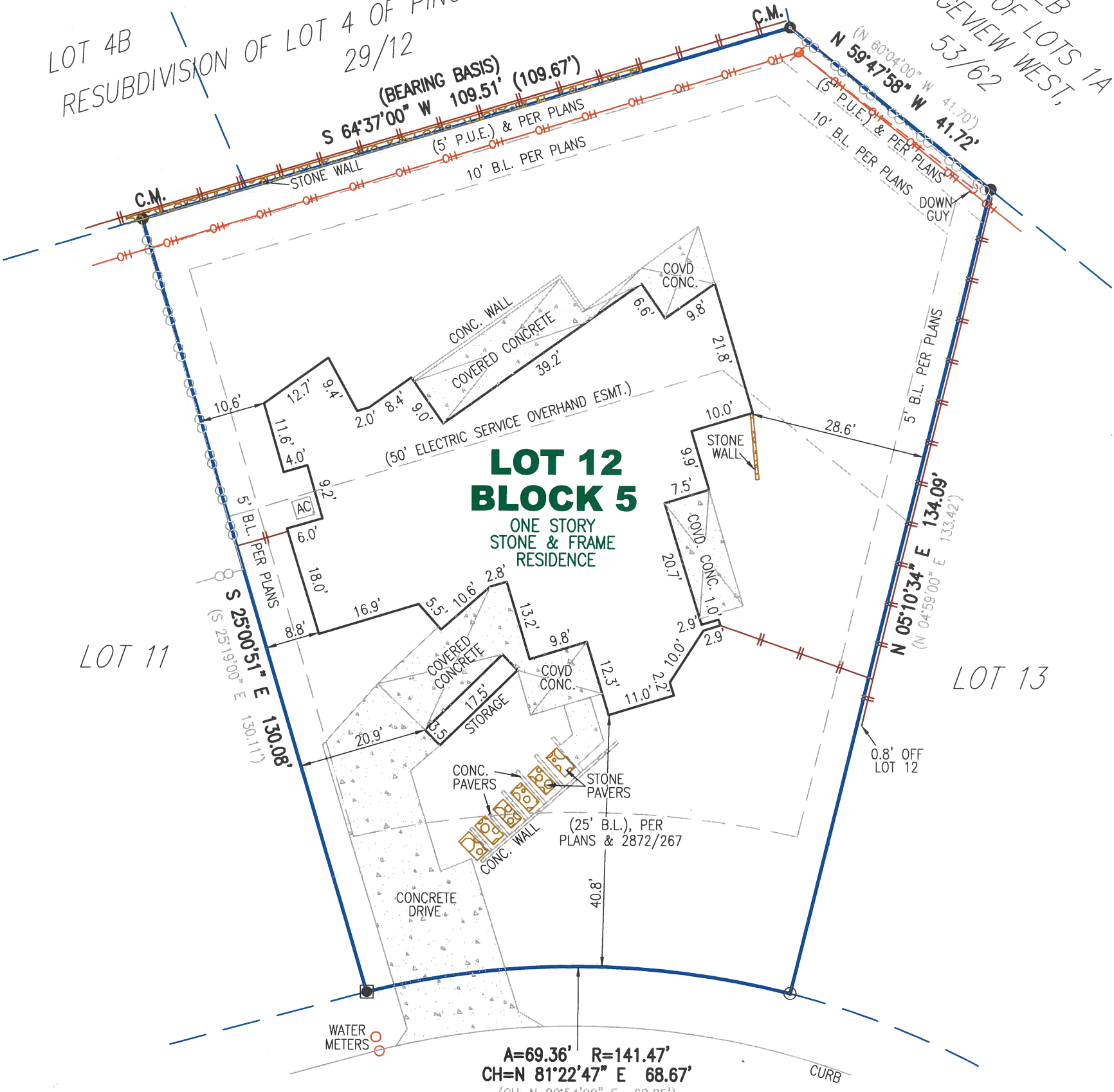




LOT 4B  
RESUBDIVISION OF LOT 4 OF PINCKNEY SUBDIVISION,  
29/12

LOT 2B  
RESUBDIVISION OF LOTS 1A & 2A  
RIDGEVIEW WEST,  
53/62



**LOT 12  
BLOCK 5**

ONE STORY  
STONE & FRAME  
RESIDENCE

A=69.36' R=141.47'  
CH=N 81°22'47" E 68.67'  
(CH=N 80°54'00" E 68.85')

**CLIFFSIDE DRIVE**

(50' R.O.W.)

**IMPERVIOUS COVERAGE**

|  |              |                 |
|--|--------------|-----------------|
| a. House   | 3057         | sq. ft.         |
| b. Covered concrete                                  | 868          | sq. ft.         |
| c. Concrete drive                                    | 697          | sq. ft.         |
| d. Storage   | 61           | sq. ft.         |
| e. AC  | 9            | sq. ft.         |
| f. Concrete walls and conc. pavers                   | 96           | sq. ft.         |
| g. Stone pavers                                      | 59           | sq. ft.         |
| h. Stone wall and portion of stone wall              | 16           | sq. ft.         |
| <b>TOTAL IMPERVIOUS COVERAGE (a through h added)</b> | <b>4863</b>  | <b>sq. ft.</b>  |
| <b>% IMPERVIOUS</b>                                  | <b>32.8</b>  | <b>% of lot</b> |
| <b>LOT AREA</b>                                      | <b>14832</b> | <b>sq. ft.</b>  |

**LEGEND**

- 1/2" REBAR FOUND
- ◻ 1/2" CAPPED REBAR SET
- ⊙ 1/2" IRON PIPE FOUND
- ▲ 60D NAIL FOUND
- △ 60D NAIL SET
- ◼ CAPPED REBAR FOUND
- ⊗ "X" SET IN CONCRETE
- ⊗ "X" FOUND IN CONCRETE
- ⊙ COTTON SPINDLE FOUND
- ⊙ PUNCH HOLE FOUND
- BREAK IN SCALE
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ( ) PER PLAT
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- OH OVERHEAD UTILITY LINE
- ⊙ POWER POLE
- AC AIR CONDITIONER
- TP TRANSFORMER PAD



TO THE LIENHOLDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED.

**IMPORTANT NOTICE**

This Survey was prepared without the benefit of a title commitment. There may be additional setback lines, easements and interests which are relevant to this property and unknown to B & G SURVEYING, LLC. Building dimensions are approximate.

**NOTE**

Subject to a minimum aggregate side yard setback of 15'; per 2872/267, Deed Records.

STREET ADDRESS: 1705 CLIFFSIDE DRIVE CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS  
 LOT: 15 BLOCK: 5 SUBDIVISION: BARTON TERRACE SECTION 3 VOL/CAB 20 PG/SLD 47 PLAT RECORDS  
 REFERENCE NAME: 1705 CLIFFSIDE DRIVE LLC



**B & G SURVEYING, LLC**

FIRM REGISTRATION NO. 100363-00  
 WWW.BANDGSURVEY.COM  
 1404 West North Loop Blvd.  
 Austin, Texas 78756 - Office 512\*458-6969

JOB #: B0301126\_TA  
 DATE: 03/19/2026  
 SCALE: 1" = 20'

|               |       |            |
|---------------|-------|------------|
| FIELD WORK BY | JAVI  | 03/16/2026 |
| CALC'D BY     | JOSE  | 03/17/2026 |
| DRAFTED BY    | MAYA  | 03/18/2026 |
| CHECKED BY    | VC/ML | 03/19/2026 |