

SURVEY OF: Lot 27-A, RESUBDIVISION OF LOTS 1, 17, 18, 19 AND 27 COLORADO SHORES, a subdivision in Bastrop County, Texas, according to the Plat filed for record in Plat Cabinet 3, Page 89A, Plat Records Bastrop County, Texas and being all of that tract of land described in that certain Warranty Deed to Elijah Nelson and Carol Nelson recorded in Document Number 201313530, in the Official Public Records of Bastrop County, Texas.

Isaac Harris Survey
Abstract Number

Resubdivision Of Lots 1, 17, 18,
19 And 27 Colorado Shores
Cabinet 3 Page 89A
Plat Records
Bastrop County, Texas

Lot 27-B

Stairs

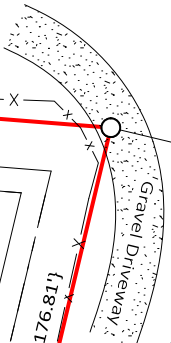
S 85°27'19" E 252.98'

{N 82°57'06" W 252.97'}

15' BL (3/89A PRBCT)

10' PUE (3/89A PRBCT)

15' BBEC (765/417 DRBCT)



± 100' SAN RADIUS

15' BBEC (765/417 DRBCT)

10' PUE (3/89A PRBCT)

10' BL (3/89A PRBCT)

S 13°26'44" W 176.65'

{N 15°59'45" E 176.81'}

Joint Access Easement (3/89A PRBCT)

CL 30' Drain Easement (3/89A PRBCT)

Lot 28

Elijah Nelson and Carol Nelson
Warranty Deed
Doc 201313530 OPRBCT

Lot 27-A
1.086 Acres

Colorado Shores
Cabinet 2 Page 314A
PRBCT

S 00°04'51" W 28.39'

{N 02°17'19" E 28.30'}

25' BL (3/89A PRBCT)

15' BBEC (765/417 DRBCT)

10' PUE (3/89A PRBCT)

S 82°41'06" W 181.11'

{S 85°06'53" W 181.02'}

Stone Circle Around Tree

Brick Column

N 82°33'51" E 40.33'
{S 85°06'53" W 40.26'}

1/2"

Arrowhead Court (60' R.O.W.)

ADDRESS:
TBD ARROWHEAD COURT
BASTROP, TX 78602

BASIS OF BEARINGS: GRID NORTH, LAMBERT CONFORMAL PROJECTION, UNITED STATES STATE PLANE COORDINATE SYSTEM TEXAS CENTRAL ZONE 4203, NAD83.

NOTES:

1. NO RESEARCH WAS DONE BY THE UNDERSIGNED FOR ANY EASEMENTS, BUILDING LINES AND/OR CONDITIONS OF RECORDS WHICH MAY AFFECT THIS TRACT. THE SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.

2. SEE RECORD SUBDIVISION PLAT FOR APPROXIMATE LOCATION SANITARY ZONE FOR WATER WELLS. ACTUAL LOCATION OF SANITARY ZONE WILL BE DETERMINED BY WATER WELL PLACEMENT.

DRAWING NAME: WA2586-2021-LOT 27A-DAVID STONE.dwg

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SURVEYORS CERTIFICATION:

TO THE OWNER AND/OR LIENHOLDER, THE UNDERSIGNED DOES HEREBY CERTIFY THAT THE SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON AND TO THE BEST OF MY KNOWLEDGE THERE ARE NO DISCREPANCIES, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY SHOWN HEREON.

LEGEND

IRON ROD FOUND (AS NOTED)

J E GARON CAPPED IRON ROD FOUND

CAPPED IRON ROD SET

UTILITY POLE

OVERHEAD UTILITY LINES

FENCE

PLAT RECORDS BASTROP COUNTY, TX

RECORD SUBDIVISION PLAT DATA

DEED RECORDS BASTROP COUNTY, TX

OFFICIAL RECORDS BASTROP COUNTY, TX

OFFICIAL PUBLIC RECORDS

BASTROP COUNTY, TX

PUBLIC UTILITY EASEMENT

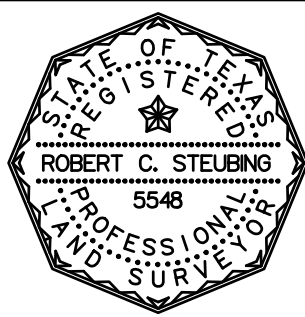
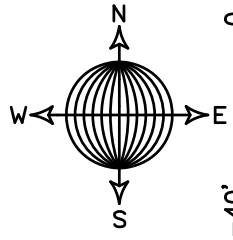
BLUEBONNET ELECTRIC EASEMENT

DRAINAGE EASEMENT

BUILDING SETBACK

PRBCT
{ }
DRBCT
ORBCT
OPRBCT

PUE
BBE
DE
BL



525 TAHITIAN DRIVE
BASTROP, TEXAS 78602
PH# (512) 585-1388
BSTEUBING@AOL.COM

Robert C. Steubing 02/09/2021
ROBERT C. STEUBING DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5548
Texas Board Of Professional Engineers and Land Surveyor FRM 10144596