



NAUMANN'S CAMP
SUBDIVISION,
AMENDED
(VOL. 76, PG. 261)

(N 10°48'00" W 88.87')
N 12°41'38" W 89.06'
ARC= 109.87' (RADIUS= 50.00')

PEDERNALES DRIVE
(51.40' R.O.W.)

(N 10°20'37" W 168.13')
(N 08°06'00" W 168.48')

25' BL. (PLAT)

EDGE OF ROAD

ARBOR WAY, INC.
23.7800 ACRES
(DOC. NO. 2013001074)

LOT 12
1.23 ACRES

(S 60°07'06" W 410.04')
(S 62°09'00" W 410.60')

LOT
13

LEGEND

- 1/2" ROD FOUND
- 1/2" IRON PIPE FOUND
- X - WIRE FENCE
- BL BUILDING LINE
- () RECORD INFORMATION
- ⚡ UTILITY POLE
- OH OVERHEAD UTILITY LINE(S)
- ⊙ DOWN GUY

RESTRICTIONS

-RESTRICTIONS:
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE, EASEMENTS AND/OR BOUNDARY LINE AGREEMENTS, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. ONLY THOSE SETBACK LINES, EASEMENTS, BOUNDARY LINES AND INTERESTS WHICH ARE REPRESENTED ON THE PARENT SUBDIVISION PLAT, WHICH IS REFERENCED HEREON, ARE PLOTTED ON THIS SURVEY, NO DOCUMENTS OTHER THAN THOSE CITED ON THIS SURVEY HAVE BEEN EXAMINED.

LEGAL DESCRIPTION

LOT 12, RESUBDIVISION OF LOTS 46, 47, 48 & 49, NAUMANN'S CAMP SUBDIVISION AMENDED, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 77, PAGE 97, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

NOTICE

BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY THE OWNER SHOULD CHECK THE LOCAL GOVERNING AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER BUILDING REQUIREMENTS.

BEARING BASIS:

BEARINGS ARE BASED TO THE TEXAS COORDINATE SYSTEM CENTRAL TEXAS ZONE NAD83 HARN HORIZONTAL CONTROL



TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON CERTIFIED ONLY TO BUILDING LINES AND EASEMENTS AS PER PLAT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48453C0190H PANEL: 0190H DATED: SEPTEMBER 26, 2008

THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

ADDRESS

CHARLES A. POER
24444 PEDERNALES DRIVE
SPICEWOOD, TRAVIS COUNTY, TEXAS

SURVEY DATE:	JUNE 25, 2018	FIELD BY:	DERICK SOLOMON	06/22/2018
TITLE CO.:	-	CALC. BY:	CHRIS ZOTTER	06/25/2018
G.F. NO.:	-	DRAWN BY:	SEAN SUTTON	06/25/2018
JOB NO.:	A0600618	RPLS CHECK:	EDWARD RUMSEY	06/25/2018

ALLSTAR
Land Surveying

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TBPLS FIRM NO. 10135000