

SURVEY SKETCH

3 ACRES OF LAND OUT OF THE LUCAS MUNOS SURVEY, TRAVIS COUNTY, TEXAS, CONVEYED TO SANDRA BERRYHILL BY INSTRUMENT OF RECORD IN VOLUME 12541, PAGE 877 IN THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

0 60 120
APPROXIMATE
SCALE IN FEET

LEGEND

- IRON ROD FOUND
- ⊗ IRON PIPE FOUND
- * SPIKE
- IRON ROD TO BE SET

TOPO/BEARING/COORDINATE BASIS

ELIPSOID: WGS 1984/GRS 1980
PROJECTION: TEXAS CENTRAL NAD83 NAVD88
GEOID MODEL: GEOID 12B
GRID COORDINATES ILLUSTRATED
SURFACE FACTOR = 1.00012

4844 E. Yager Ln.

3 Acres
Lucas Munos survey No. 55
Travis County Texas
Vol. 6951, Pg. 383

S72°00'22"E 758.31'
S72°00'22"E 768.31'
(S71°11'E 771.12')

2.9915 Acres (3 Acres)
12541/877

Lot 1
Lost Plais Addition
Vol. 6558, Pg. 888

Walker Roberts
Vol. 1208, Pg. 314

THIS SURVEY WAS
COMPLETED WITHOUT THE
BENEFIT OF A TITLE
COMMITMENT, THERE MAY BE
ADDITIONAL EASEMENTS,
SETBACKS, ETC. THAT AFFECT
THIS TRACT BUT ARE NOT
SHOWN HEREON.

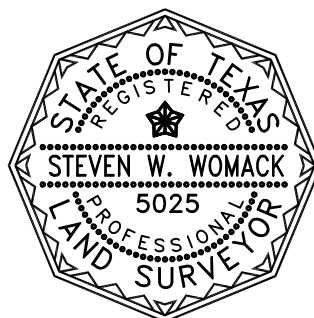
THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS
SOCIETY OF PROFESSIONAL SURVEYORS ASSOCIATION STANDARDS AND
SPECIFICATIONS FOR A CATEGORY 3, CONDITION II, LOCATIVE SURVEY AS
DESCRIBED IN THE MANUAL OF PRACTICE FOR LAND SURVEYING IN THE
STATE OF TEXAS.

Steven W. Momack

31 JAN. 2023

Steven Warner Momack, RPLS, PLS, NCEES
National Council of Examiners for Engineering and Surveying #1928
Texas Registered Professional Land Surveyor #5025
North Carolina Professional Land Surveyor #L-5043
E-Mail: SWRPLS@gmail.com Phone/Text: (512) 638-0220

Date



RRP
AUSTIN, LLC
a surveying company

TBPELS FIRM No. 10194802
206 Creston St. Hutto, Tx
apineda@rrpsurveying.com
www.rrpsurveying.com
DATE: 31-01-2023
DRAWN BY: Staff
FILE NAME: 4844 E. Yager Ln.
PROJ. NO. : 592