LAND TITLE SURVEY

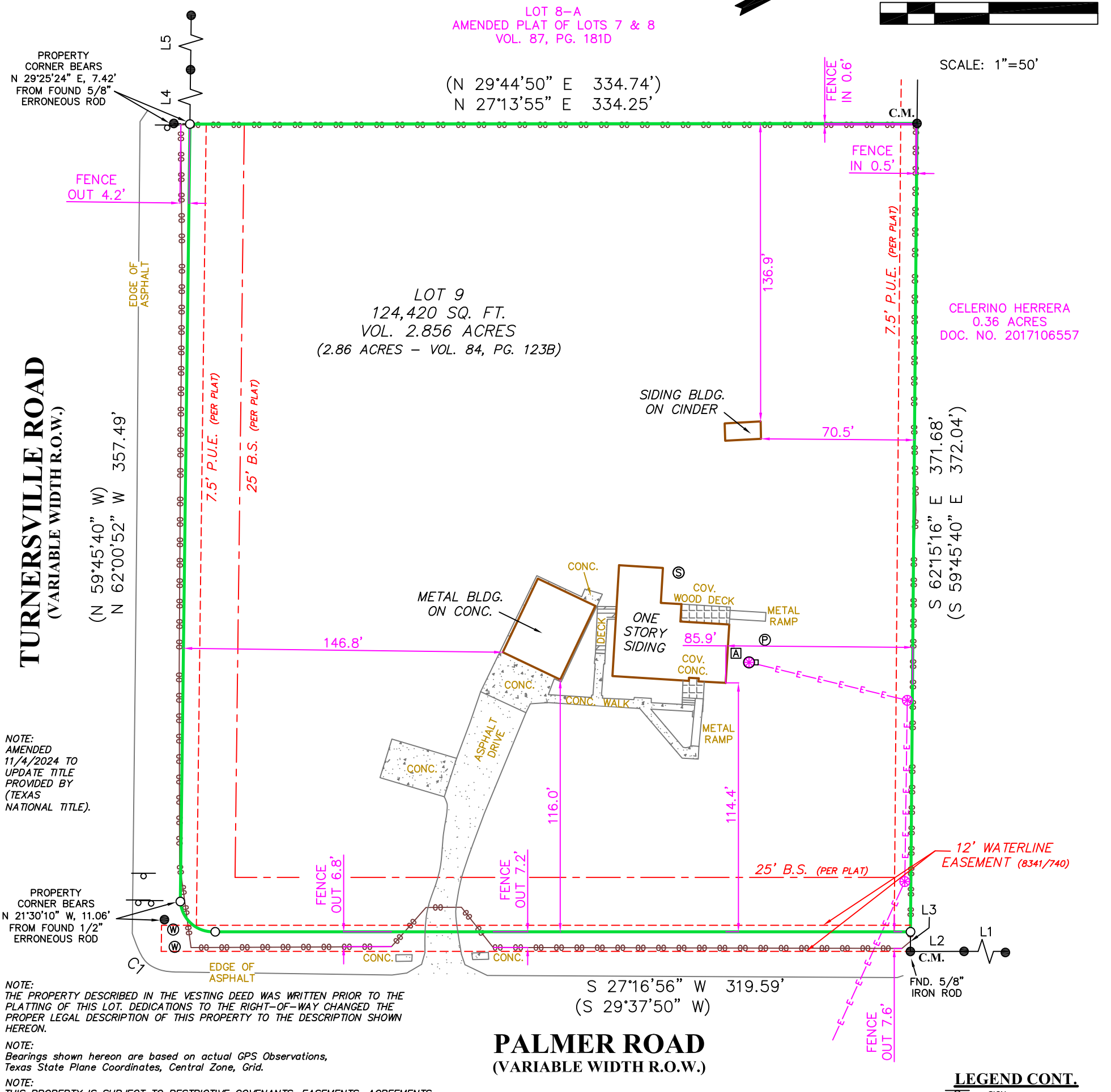
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	23.59' (23.72')	21.23' (21.33')	S 68°13'18" W	90°06'19" (90°36'30")

LINE	BEARING	DISTANCE
L1	S 27°16'56" W	206.22'
L2	S 27°10'13" W	24.68'
L3	N 62°15'16" W (N 59°45'40" W)	9.00'
L4	N 62°00'52" W	253.84'
L5	N 62°00'52" W	433.35'

AMENDED ON 11/8/24 TO UPDATE TITLE COMMITMENT INFORMATION.

0 50 100

SCALE: 1"=50'



NOTE:
AMENDED 11/4/2024 TO UPDATE TITLE PROVIDED BY (TEXAS NATIONAL TITLE).

NOTE:
THE PROPERTY DESCRIBED IN THE VESTING DEED WAS WRITTEN PRIOR TO THE PLATTING OF THIS LOT. DEDICATIONS TO THE RIGHT-OF-WAY CHANGED THE PROPER LEGAL DESCRIPTION OF THIS PROPERTY TO THE DESCRIPTION SHOWN HEREON.

NOTE:
Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, Central Zone, Grid.

NOTE:
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 84, PAGE 123B, PLAT RECORDS.

LEGEND CONT.

○ = SIGN
Ⓢ = SEPTIC AREA

COMMITMENT FOR TITLE INSURANCE ISSUED BY: TEXAS NATIONAL TITLE, INC. EFFECTIVE DATE: JULY 16, 2024 FILE NO.: T-181084
APPURTENANT ITEMS, PARAGRAPH 10 (SURVEY RELATED):

10)2. A 7.5 FOOT PUBLIC UTILITY EASEMENT RESERVED ALONG THE NORTHERLY AND SOUTHERLY PROPERTY LINES (SHOWN HEREON).

10)3. BUILDING SETBACK LINES (SHOWN HEREON).

10)4. BUILDING SETBACK LINES AS PROVIDED IN RESTRICTIONS OF RECORD IN VOLUME 8674, PAGE 553, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (SHOWN HEREON).

10)5. A WATER LINES USE AND ACCESS EASEMENT OVER A 12 FOOT STRIP OF LAND ALONG AND PARALLEL TO THE PALMER ROAD SIDE OF PROPERTY AS DESCRIBED IN VOLUME 8341, PAGE 740 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (SHOWN HEREON).

THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:

_____

_____

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48453C, Panel No. 0685 J, which is Dated 1/22/2020. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the surveyor did not take any actions to determine the Flood Zone status of the surveyed property other that to interpret the information set out on FEMA's FIRM. as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or State or local officials, and which may not agree with the tract's actual conditions More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at https://msc.fema.gov/portal.

Property Address:
13506 PALMER ROAD

Property Description:
LOT 9, TURNERSVILLE ESTATES, A SUBDIVISION OF TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 84, PAGE 123B, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

Owner:
T.B.D.

FIRM REGISTRATION NO. 10111700

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND

○ = SET 1/2" IRON ROD CAPPED WALS
● = FOUND 1/2" IRON ROD
( ) = RECORD INFORMATION
B.S. = BUILDING SETBACK
P.U.E. = PUBLIC UTILITY EASEMENT
C.M. = CONTROLLING MONUMENT
= POWER POLE W/METER
= POWER POLE
-E- = OVERHEAD ELECTRIC
Ⓦ = WATER METER
Ⓟ = PROPANE
Ⓐ = A/C PAD
-88- = CHAIN LINK FENCE

STATE OF TEXAS REGISTERED MARK J. EWALD 5095 PROFESSIONAL LAND SURVEYOR

I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 3, Land Title Survey.

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

DWG: RV RVD: MJE

G.F. NO. T-181084 JOB NO. 127945 TITLE COMPANY: TEXAS NATIONAL TITLE DATE: 10/21/2024