

MAY 2020
TRAVIS COUNTY, TEXAS

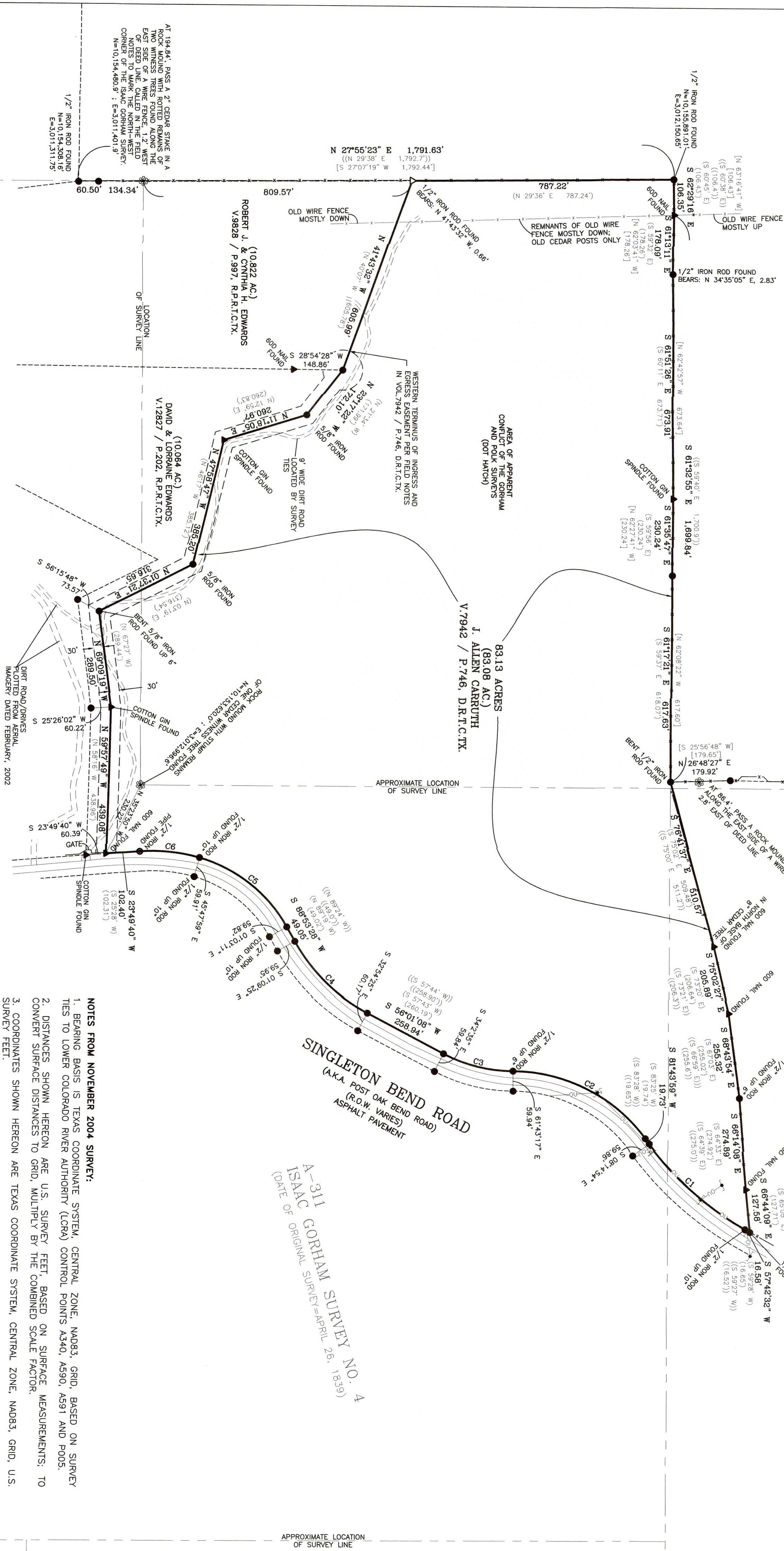
(427.671 ACRES)
BILLYDAE BOWERS TRUSTEE
V10744 / P.712, R.P.A.C.TX.

A-2224 POLK SURVEY NO. 183
JOHN D. POLK SURVEY=JUNE 10, 1882;
(DATE OF CORRECTED SURVEY=JULY 19, AUGUST 3, 1915)

(337.629 AC.)
HENSEL MEMORIAL
V17679 / P.207, D.R.T.C.TX.

A-96 BOWERS SURVEY NO. 670
WILLIAM BOWERS SURVEY=FEBRUARY 6, 1856
(DATE OF ORIGINAL SURVEY=APRIL 26, 1839)

- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - 1/2" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
 - ▲ TAIL FOUND (SIZE & TYPE NOTED)
 - ⊗ ROCK MOUND FOUND
 - △ CALCULATED POINT
 - X— WIRE FENCE
 - +— DOWN GUY ANCHOR
 - U— OVERHEAD UTILITY LINE
 - S— SIGN POST
 - () RECORD INFORMATION (PER VOL.7942/P.746, D.R.T.C.TX.)
 - (()) RECORD INFORMATION (PER VOL.5932/P.61, D.R.T.C.TX.)
 - [] RECORD INFORMATION [PER VOL.10744/P.714, P.R.T.C.TX.]
 - POB POINT OF BEGINNING
 - D.R.T.C.TX DEED RECORDS OF TRAVIS COUNTY, TEXAS
 - R.P.R.T.C.TX REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
 - O.P.R.T.C.TX OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS



BOUNDARY SURVEY
83.13 ACRES OF LAND IN THE ISAAC GORHAM SURVEY NO. 4, THE WILLIAM BOWERS SURVEY NO. 670, AND THE JOHN D. POLK SURVEY NO. 183, TRAVIS COUNTY, TEXAS

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FILE: AL CORRUPT BOUNDARY SURVEY UPDATE
DATE: 06-04-20
SCALE: 1"=200'
BY: BIL O'HARA
REVISION: NO. 1
DATE: JUN 05, 2020-12:49pm

CURVE TABLE			
CURVE DATA	ANGLE	RADIUS	ARC LENGTH
C1	256°45'28"	100.00	3.98523
C2	32°55'28"	100.00	0.82430
C3	55°29'17"	496.83	447.02
C4	37°08'28"	540.09	312.07
C5	44°46'10"	439.00	343.02
C6	20°28'47"	509.15	181.69
C7	20°28'47"	509.15	181.69

- NOTES FROM NOVEMBER 2004 SURVEY:**
1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID, BASED ON SURVEY TIES TO LOWER COLORADO RIVER AUTHORITY (LCRA) CONTROL POINTS A340, A590, A591 AND POB5.
 2. DISTANCES SHOWN HEREON ARE U.S. SURVEY FEET, BASED ON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
 3. COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID, U.S. SURVEY FEET.
 4. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.998977.
 5. SINGLETON BEND ROAD IS A TRAVIS COUNTY MAINTAINED ROADWAY. RECORD INFORMATION REGARDING CONVEYANCE OF THE RIGHT-OF-WAY TO THE COUNTY HAS NOT BEEN FOUND.
 6. THE DEED INTO J. ALLEN CARBUTH OF RECORD IN VOL. 7942, PG. 746 (D.R.T.C.TX.) MAKES THE REFERENCE "THIS TRACT IS SUBJECT TO A 30-FT WIDE INGRESS AND EGRESS EASEMENT IN SAID DEED MAKES TIES TO THE CENTERLINE OF SAID EASEMENT ALONG SEGMENTS OF THE SOUTHERN DEED LINES." NO RECORD CONVEYANCE OF THIS EASEMENT IS KNOWN BY THE UNDERSIGNED.
- SURVEYOR'S NOTES:**
1. A SURVEY OF THE SUBJECT 83.13 ACRE TRACT WAS FIRST PERFORMED BY THE UNDERSIGNED LAND SURVEYOR IN NOVEMBER 2004, WHILE EMPLOYED WITH LOOMIS AUSTIN, INC., A MULTI-DISCIPLINED ENGINEERING FIRM. THE SURVEY WAS CONDUCTED IN THE PRESENCE OF WILLIAM BOWERS, THE ISAAC GORHAM SURVEY NO. 4, ON THE WEST BY THE JOHN D. POLK SURVEY NO. 183, ON THE NORTH BY THE WILLIAM BOWERS SURVEY NO. 670, AND ON THE EAST BY THE CHARLES H. SINGLETON SURVEY BELONGING TO TRAVIS COUNTY. THE SURVEY LINES CONVEYED UNAPPROPRIATED LAND REPRESENT A RE-SURVEY OF THE BOUNDARIES OF THE 83.13 ACRE TRACT. NO RECORD INFORMATION HAS NOT BEEN UPDATED OR CHANGED IN ANY MANNER FROM THE 2004 SURVEY. THIS REVISED HADITS BASED DOES SHOW THE SURVEY LINES CONSTRUCTED IN AN ALTERNATE POSITION WITHOUT A TEXAS GENERAL LAND OFFICE ARCHIVES AND THE TRAVIS COUNTY PERMIT PUBLIC RECORDS IN THE SUPPLEMENTAL SURVEY REPORT OF EVEN DATE HAS BEEN PREPARED TO EXPLAIN THE SAID ALTERNATE POSITIONS AND ACCOMPANIES THIS SURVEY PLAT.
 2. THE CALL BEARING AND DISTANCE FOR THE NORTHERN SOUTLY LINE OF THE JOHN D. POLK SURVEY NO. 183 IS N 60° W, 652.6 VARAS. THE BEARING AND DISTANCE OF SAID LINE MEASURED BEING 181.76 FEET ~ 652.593 VARAS.
 3. THE JOHN D. POLK SURVEY NO. 183 IS IN APPARENT CONFLICT WITH THE ISAAC GORHAM SURVEY NO. 4 AS SHOWN HEREON.

WILLIAM BOWERS SURVEY NO. 670
MRS. S. A. SPARKS SURVEY NO. 73
(DATE OF ORIGINAL SURVEY=SEPTEMBER 6, 1876)

WILLIAM D. O'HARA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4878
NO. 4878 - STATE OF TEXAS
LICENSED STATE LAND SURVEYOR

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