

LOT 3-A
RESUBDIVISION OF LOTS 3 and 4
OF POEHLMANN ACRES
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(S60°00'E 430.00')
(S62°09'10"E 430.14')

(N62°10'20"W 430.00')
(N60°00'W 430.00')

(S60°00'E 430.00')
(S62°10'40"E 429.95')

(N29°41'E 200.00')
(N27°30'31"E 200.00')

(N29°41'E 70.00')
(N27°30'31"E 70.04')

(N29°41'E 130.00')
(N27°30'31"E 130.18')

5' P.U.E. per plot

LOT 2
HELEN JOHNSON SUBDIVISION
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Calculated Land Area
75,826 Square Feet

LOT 4-A

LOT 1

(S27°33'43"W 61.78')
(S29°41'W 62.00')

60D nail found
but not used bears
S43°04'W 0.58'

LOT 1

(N60°00'W 164.00')
(N62°10'38"W 163.55')

(N62°16'14"W 163.53')
(N60°00'W 164.00')

(S27°33'43"W 137.95')
(S29°41'W 138.01')

(S27°33'43"W 70.00')
(S29°41'W 70.00')

(S27°33'43"W 130.03')
(S29°41'W 130.00')

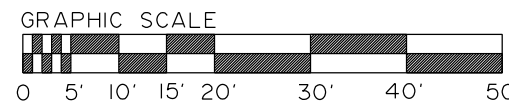
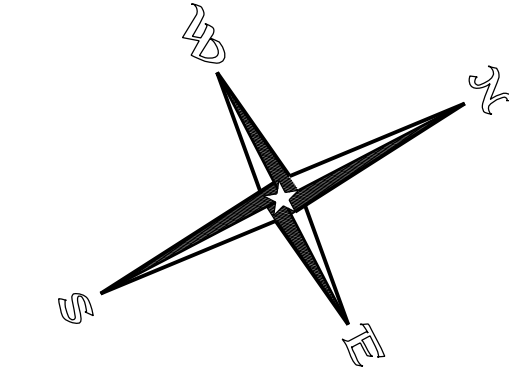
(S27°55'59"W 100.56')
(S29°41'W 100.00')

PECAN SPRINGS ROAD (50')

BENCHMARK
Top of mag nail with metal tag
in pavement.
Elevation = 529.11'

BENCHMARK
Top of mag nail with metal
tag in pavement.
Elevation = 555.16'

SCALE 1" = 20'



Legend

- ⊙ 1/2" Iron Rod Found
- ⊙ 1/2" Iron Pipe Found
- ⊙ 1/2" Iron Rod Found with plastic cap
imprinted with "Premier"
- ⊙ Calculated Point
- Wire Fence
- Wood Board Fence
- Overhead Utility Line
(Record Bearing and Distance)
- pole
- guy wire

NOTES:

1. Orientation for this survey was based upon the State Plane Coordinate Ssyatem.
(4203-Texas Central Zone)
2. This map was prepared without the benefit of a current title commitment,
and therefore this lot may be subject to easements and/or restrictions in
addition to the ones shown hereon.
3. NAVD88 Elevations shown hereon are based upon Trimble RTKNET GPS observations.
4. Tree "crowns" shown hereon are drawn as a function of one inch of trunk diameter
equals one foot of "crown" radius.

TREE LIST

- 4014 20" Arizona Ash
- 4049 11" Cedar Elm
- 4051 3", two-4" and 9" Cedar (14.5" total)
- 4052 two-5", 7", 10" and 11" Cedar (14.5" total)
- 4053 33" Live Oak
- 4054 two-3", two-4" and 10" Ligustrum (17" total)
- 4055 three-4" and 7" Ligustrum (13" total)
- 4056 two-16" Cedar Elm (24" total)
- 4057 two-8", 10" and 12" Cedar (25" total)
- 4058 6" and three-8" Cedar (19" total)
- 4059 two-4" and 9" Cedar (13" total)
- 4060 18" Live Oak
- 4061 8" Cedar Elm
- 4062 8" and 13" Cedar Elm (17" total)
- 4063 8.5" Cedar Elm
- 4064 9" Cedar Elm
- 4065 13.5" Cedar Elm
- 4066 8" Cedar Elm
- 4067 12" Cedar
- 4068 two-11" Cedar (16.5" total)
- 4069 three-4" and 12" Cedar (18" total)
- 4070 two-3" and 10" Cedar (13" total)
- 4071 three-6" Cedar (12" total)
- 4072 4", 5", 6" and 8" Cedar (15.5" total)
- 4073 8" Live Oak
- 4074 13" Live Oak
- 4075 11.5" Hackberry
- 4076 three-5" and 10" Grape Myrtle (17.5" total)
- 4077 four-4", 5", two-6" and 8" Ligustrum (24.5" total)
- 4078 two-4", 6", 8" and 10" Ligustrum (21" total)
- 4079 8" and 9" Cedar Elm (13" total)
- 4080 3", 4" and 8" Hackberry (11.5" total)
- 4081 3", 4" and 6.5" Hackberry (10" total)
- 4082 two-3", two-4" and two-5" Ligustrum (14.5" total)
- 4084 8" Hackberry
- 4085 11.5" Cedar Elm

TOPOGRAPHIC SURVEY MAP OF:

LOT 2, HELEN JOHNSON SUBDIVISION, A
SUBDIVISION IN TRAVIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN VOLUME 82 PAGE 331 OF THE
PLAT RECORDS OF TRAVIS COUNTY, TEXAS,
LOCATED AT 4806 PECAN SPRINGS ROAD.

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
The undersigned does hereby certify that
a survey was this day made on the ground of the
property legally described hereon and is accurate
to the best of my abilities. This survey substantially
complies with the current Texas Society of
Professional Surveyors Manual of Practice
requirements for a Category 6, Condition 1,
Topographic Survey.
A portion of this property is within Zone AE (areas
determined to be inside of the 100 Year Flood Plain)
according to the Federal Emergency Management
Agency Flood Insurance Rate Map Panel
No. 48453C 0470 K, dated January 16, 2016.
THIS the 16th day of FEBRUARY, A.D., 2026.

By:

Anne Thayer

Anne Thayer
Registered Professional Land Surveyor No. 5850
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512)-442-0990
Firm Registration Number 10050700

