

ISE00005 430.00'
562090'E 430.04'

LOT 3-A
RESUBDIVISION OF LOTS 3 and 4
OF FOEHLMANN ACRES
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Calculated Land Area
55,954 Square Feet

LOT 4-A
Calculated Land Area
30,106 Square Feet

LOT 2
HELEN JOHNSON SUBDIVISION
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MELANIE MARTIN
(12 Acre)
Document No. 2004028092

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

S27°33'43"W 61.78'
(S29°41'W 62.00')

LOT 1

(N60°00'W 164.00')
(N60°00'W 163.93')

(N62°16'4"W 164.00')
(N60°00'W 163.93')

S27°33'43"W 62.05'
(S29°41'W 62.00')

S27°33'43"W 137.95'
(S29°41'W 138.00')

S27°33'43"W 70.00'
(S29°41'W 70.00')

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

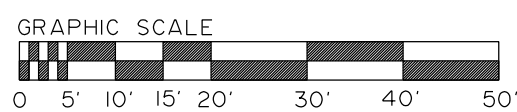
S27°55'59"W 100.56'
(S29°41'W 100.00')

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

PECAN SPRINGS ROAD (50')

SCALE 1" = 20'

BENCHMARK
Top of mag nail with metal tag
in pavement
Elevation = 549.11'



Legend

- 1/2" Iron Rod Found
- ip1 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:

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

TREE LIST

- 4001 14" Cedar Elm
- 4002 8.5" Mesquite
- 4003 12" Hackberry
- 4004 8.5" Hackberry
- 4005 16.5" Cedar Elm
- 4006 11" Cedar Elm
- 4007 12" Arizona Ash
- 4008 9" Hackberry
- 4009 12.5" Hackberry
- 4010 30.5" Cedar Elm
- 4011 8.5" Monterey Oak
- 4012 17.5" Pecan
- 4013 15" and 17" Mesquite (24.5" total)
- 4015 12" Drake Elm
- 4016 four-3", three-4" and two-5" Ligustrum (19.5" total)
- 4017 two-3" and three-5" Live Oak (13" total)
- 4018 15.5" Arizona Ash
- 4019 three-4" and three-5" Ligustrum (16" total)
- 4020 6" and 7" Hackberry (10" total)
- 4021 6.5" and 12.5" Cedar Elm (15.75" total)
- 4022 16.5" Cedar Elm
- 4023 8.5" Cedar Elm
- 4024 17" Post Oak
- 4025 12" Post Oak
- 4026 14" Cedar Elm
- 4027 20" Cedar Elm
- 4028 9" Cedar Elm
- 4029 8" Live Oak
- 4030 9" Live Oak
- 4031 11" Live Oak
- 4032 7", 8" and 10" Cedar (17.5" total)
- 4033 9.5" Cedar
- 4034 9" Live Oak
- 4035 9.5" Live Oak
- 4036 10.5" Cedar Elm
- 4037 9" Live Oak
- 4038 8" Cedar Elm
- 4039 3", two-4", two-5" and 6" Ligustrum (16.5" total)
- 4040 8.5" Cedar Elm
- 4041 14" Post Oak
- 4042 9" Live Oak
- 4043 9.5" Live Oak

TREE LIST

- 4044 4" and 8" Cedar Elm (10" total)
- 4045 10" Cedar Elm
- 4046 12.5" Cedar Elm
- 4047 two-3", two-5" and 9" Cedar Elm (17" total)
- 4048 12" Cedar Elm
- 4050 8.5" Live Oak
- 4051 3", two-4" and 9" Cedar (14.5" total)
- 4083 20.5" Cedar Elm

TOPOGRAPHIC SURVEY MAP OF:

LOTS 3-A AND 4-A, RESUBDIVISION OF LOTS 3 and 4 OF FOEHLMANN ACRES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 25 PAGE 26 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
LOCATED AT 4902 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.
This property is within Zone X (areas determined to be outside of the 100 Year Flood Plain) according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48453C 470 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
Firm Registration Number 10050700

