	9501 CAP OI WSTIN, TEXA	SURVE F TEX HWY, S 78759	#303	,
	PHONE (512)	346-8566	3	

60D NAIL FOUND

CALCULATED POINT STEEL SPINDLE FOUND

BUILDING SETBACK LINE

OVERHEAD UTILITIES

RECORD INFORMATION

SCALE: 1"=200'

BEARING BASIS IS PLAT 83/93D-94A

ALL COURSES ARE RECORD, UNLESS OTHERWISE NOTED.

60D NAIL SET

**FENCE** 

LEGEND

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+ ♠ B.L.

LOCAL ADDRESS: \_\_\_\_\_

## SURVEY PLAT OF:

HAMILTON POOL ROAD

REFERENCE:

LEGAL DESCRIPTION: LOT \_\_\_\_\_, BLOCK \_\_\_\_ HAMMETT'S CROSSING BOOK 83 , PAGE 93D-94A OF THE TRAVIS COUNTY PLAT RECORDS. PEDERNALES FOR RESTRICTIONS AND RESTRICTIVE COVENANTS ON THIS LOT SEE PLAT (83/93D-94A) AND/OR DEED (8037/723) 1/2" STEEL PIN FOUND 1/2" STEEL PIN SET STEEL PIPE FOUND, SIZE NOTED EASEMENT NOTE: 7.5' P.U.E. AND DRAINAGE EASEMENT, ON ALL SIDES OF BOUNDARY (83/93D-94A) CYPRESS CREEK RIVER PUBLIC UTILITY EASEMENT PART OF THIS TRACT IS IN A 100-YEAR FLOOD AREA ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48453C0410 E DATED JUNE 16, 1993 N69'03'19'E APPROX. 100-YEAR FLOODPLAIN ACCORDING
TO F.I.R.M. MAP Ro EDWARD FORTANTE SURVEY 2.20.M CYPRESS CREEK (200') 240.10 570.00.4 ĊĊ LOT /20 RR SPIKE AT . LOT 18 ROCK COLUMN 25.16/4/AC. PEDERNALES (FROM (APPROX. 12.1 AC. ABOVE BLUFF) (req'd? RR SPIKE AT ACCESS ROCK COLUMN **EMENT** LOT 19 8 NAIL FND AT FIRE, ROCK COLUMN MINIMUM FINISHED FLOOR RIVER ELEV. IS 757' (83/93D) AATOO \ N76'49'E 95.00' N87'19'E 205.00' NAIL STOE OF TOP BLUFF NAIL SET / TOE OF BLUFF 1/2"-DRIVE NO2'41'W 80D NAIL FOUND 1.6' 30.00 SOUTH OF LOT LINE N08'35'E C=101.90' R=260.79' N19'51'E-210.38 LOT 21 N00'32'E C = 101.85R=560' PRIVATE ROAD (60' R.O.W.) 60' P.U.E. & D.E. (83/930) TO HAMILTON POOL RD.

> THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON, AND THAT THIS SURVEY MEETS OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

> > DATED THIS 21 DAY OF AUGUST

STUART W. WATSON, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS LICENSE NUMBER 4550