

ADDRESS: 100 REX KERWIN COURT, PELLUGERVILLE, TX 78660
BUYER: MIKE BALLENSKY OR ASSIGNS
TITLE CO: INDEPENDENCE TITLE COMPANY
GF NO: 1730999-KFO
UNDERWRITER: TITLE RESOURCES GUARANTY COMPANY
LENDER: TBD
JOB NO: TC17137
ISSUE DATE: 08/02/2017
EFFECTIVE DATE: 07/20/2017

LOT 2, BLOCK A, KUEMPEL TRACT
PHASE 1, SECTION 1,

ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 200800256, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.



SCALE: 1 Inch = 40 Feet

LINE	BEARING	DISTANCE
L1	S 27°31'22" W	45.17'
L2	S 62°28'08" E	100.00'
(L1)	S 27°34'07" W	45.17'
(L2)	S 62°25'53" E	100.00'

LOT 2
1.309 ACRES
(1.31 ACRES)

LOT 1

(S 62°38'30" E 351.75')
S 62°41'13" E 351.75'

(N 27°10'00" E 177.10')
10' CONC. SIDEWALK
PUBLIC ACCESS ESMT.)
(15' PUBLIC UTILITY ESMT.)

3' PUBLIC ACCESS ESMT.)

(20' PUBLIC UTILITY EASEMENT)
 (10' PUBLIC UTILITY EASEMENT)
 E 0° 02' 28" 00" W 288.81' E
 (N 62° 25' 53" W 288.99')
 6' CONC. SIDEWALK
 WEST PECAN STREET (FM 1825)
 STATE OF TEXAS
 REGISTERED
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NOTES:

THIS LOT IS SUBJECT TO: DOC. NOS. 200800256 (PLAT),
2008112052, AND 2008112054, O.P.T.C.
THIS LOT IS NOT SUBJECT TO: 679/340, D.R.T.C.
THIS LOT MAY OR MAY NOT BE SUBJECT TO: 554/137,
4822/1699, AND 7646/809, D.R.T.C. AND 8993/655, R.P.T.C.
DESCRIPTIONS ARE VAGUE AND/OR NOT PLOTTABLE.

SURVEYOR'S CERTIFICATION:

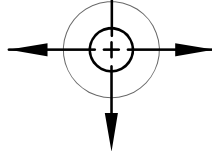
I, FRED L. DODD JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND THAT ALL CORNERS ARE MARKED AS SHOWN.



Fred L. Dodd, Jr. RPL NO. 6392

FRED L. DODD, JR. RPLS NO. 6392
DATE: 08/22/2017 JOB NO. TC17137

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	5.79	25.00	13°16'11"	S 57°06'57" W	5.78
C2	110.41	175.00	36°08'55"	N 45°35'49" E	108.59
C3	39.27	25.00	90°00'01"	N 72°31'22" E	35.36
(C1)	5.75	25.00	13°11'16"	S 57°07'22" W	5.74
(C2)	110.41	175.00	36°08'53"	N 45°38'34" E	108.59
(C3)	39.27	25.00	90°00'00"	N 72°34'07" E	35.36



SURVEYING & MAPPING CO.
PROFESSIONAL LAND SURVEYORS
TEXAS FIRM LICENSE NO. 10193745

QUESTIONS, COMMENTS OR TO
ORDER A SURVEY EMAIL US AT:
INFO@DODDSURVEYING.COM

WWW.DODDSURVEYING.COM

203 W. MAIN STREET, STE. D
PFLUGERVILLE, TX 78660
(512) 953-5705

RECORD INFORMATION