

Waterloo Surveyors

SURVEY PLAT

Title & Design Survey

GENERAL DESCRIPTION:
BEING 2.0004 ACRES OF LAND, MORE OR LESS, OUT OF THE J.A. COLLIER (ALSO KNOWN AS THE SEALS, MORRIS & SEALS) SURVEY NUMBER 52, ABSTRACT NUMBER 2459, TRAVIS COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED AS TRACT 3 IN THE DEED RECORDED IN VOLUME 10898, PAGE 408, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, SAID 2.0004 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO AND MADE A PART THEREOF.

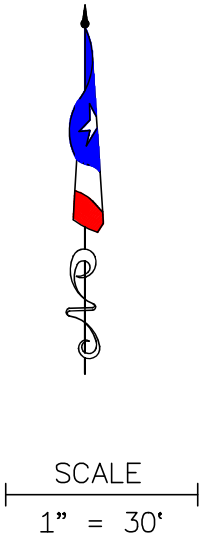
ADDRESS:
2409 PACE BEND RD S, SPICEWOOD, TX 78669

A5185TDS
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CURVE TABLE (M)					
CURVE #	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C2	259.74'	3869.80'	003°50'44"	N 46°11'19" E	259.69'

CURVE TABLE (R)					
CURVE #	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	259.69'	3869.80'	003°50'42"	N 47°57'19" E	259.64'

LEGEND
RECORD CALL (R)
MEASURED CALL (M)
FOUND
PLAT RECORDS TRAVIS COUNTY TX PRTCT
UTILITY POLE/GUY ANCHOR
TREE, DRIPLINE & NUMBER
UTILITY LINE
WIRE FENCE



DOC# 2021086678

- TREE LIST:**
TYPE SIZE
- 8117 Live Oak 18
 - 8118 Live Oak 9
 - 8165 Juniper 10
 - 8174 Juniper 8 6 5
 - 8175 Juniper 8
 - 8176 Spanish Oak 10
 - 8177 Juniper 9 6
 - 8178 Spanish Oak 9
 - 8179 Juniper 9
 - 8181 Juniper 8 7
 - 8182 Juniper 8
 - 8183 Juniper 8
 - 8185 Juniper 10
 - 8186 Juniper 9
 - 8187 Spanish Oak 24
 - 8188 Juniper 11 9
 - 8191 Spanish Oak 12 9
 - 8192 Spanish Oak 24 14
 - 8194 Juniper 10 9 6 5
 - 8195 Juniper 10
 - 8201 Juniper 9 8 6 5
 - 8202 Juniper 8
 - 8203 Juniper 10 9
 - 8204 Juniper 8 7 6
 - 8205 Juniper 8 7 7 6 6
 - 8206 Juniper 11 9
 - 8208 Live Oak 9
 - 8209 Live Oak 10 8 7
 - 8210 Live Oak 8
 - 8211 Live Oak 8
 - 8212 Live Oak 9
 - 8213 Live Oak 8
 - 8214 Live Oak 8
 - 8215 Live Oak 8
 - 8216 Juniper 10
 - 8217 Juniper 9
 - 8218 Juniper 8
 - 8219 Juniper 12 7
 - 8220 Juniper 8 7 6 6
 - 8221 Juniper 8 6
 - 8222 Juniper 8
 - 8223 Juniper 8 6
 - 8224 Juniper 8
 - 8225 Live Oak 29
 - 8226 Live Oak 10
 - 8227 Live Oak 8
 - 8228 Live Oak 8
- TREE LIST:**
TYPE SIZE
- 8229 Live Oak 8
 - 8230 Juniper 8
 - 8231 Juniper 8
 - 8232 Live Oak 12 9 5 4
 - 8233 Juniper 8
 - 8234 Juniper 9
 - 8235 Juniper 10
 - 8236 Juniper 8
 - 8237 Juniper 10 7 7
 - 8240 Juniper 10 5 4 4
 - 8241 Juniper 8 4
 - 8242 Juniper 8
 - 8243 Juniper 9 7
 - 8244 Juniper 8 6
 - 8246 Juniper 8
 - 8247 Juniper 9
 - 8248 Juniper 9
 - 8249 Juniper 9
 - 8250 Juniper 10
 - 8251 Juniper 10
 - 8252 Juniper 8 4
 - 8253 Juniper 8
 - 8254 Juniper 8 6 6
 - 8256 Juniper 8
 - 8257 Juniper 8
 - 8258 Spanish Oak 8 7 6
 - 8259 Juniper 11 5 5
 - 8260 Juniper 9
 - 8261 Juniper 8 5
 - 8266 Juniper 9
 - 8267 Live Oak 9
 - 8268 Juniper 17
 - 8269 Juniper 9
 - 8273 Juniper 8
 - 8274 Juniper 8
 - 8275 Juniper 8
 - 8276 Juniper 8
 - 8277 Juniper 13 6
 - 8278 Juniper 8
 - 8279 Live Oak 8
 - 8280 Juniper 10 10 5 5
 - 8282 Juniper 8
 - 8284 Juniper 8
 - 8285 Juniper 8
 - 8286 Juniper 8
 - 8287 Juniper 9
 - 8288 Juniper 8 7 6 6

TREE NOTE:
THE TREE CIRCLES SHOWN HEREON HAVE ONE (1) FOOT RADIUS DRAWN FOR EVERY ONE (1) INCH OF MEASURED TRUNK DIAMETER. GENERALLY, TRUNK DIAMETER IS MEASURED AT A DISTANCE OF 4.5 FEET ABOVE GROUND LEVEL. MULTI-TRUNK TREES ARE DISPLAYED USING THE FOLLOWING FORMULA: SUM OF THE LARGEST TRUNK + 1/2 OF THE SUM OF SMALLER TRUNKS. TREE SPECIES BASED OFF IN FIELD OBSERVATIONS; ARBORIST REPORT WAS NOT PROVIDED.

GENERAL NOTES:
1) THE PROPERTY SHOWN HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADM. DEPARTMENT OF HUD FLOOD HAZARD BOUNDARY MAP REVISED AS PER MAP NUMBER: 48453C0190H, ZONE: X, DATED: 9/26/2008.
2) BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM- TEXAS CENTRAL 4203. ALL DISTANCES ARE SURFACE.

LOT 1
BLOCK A
SPICEWOOD BUSINESS CENTER
DOC# 200800310

State of Texas §
County of Travis §

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A 3 & 6 Conditions II Survey.

I Karl E. Atkins, a Texas Registered Professional Land Surveyor do hereby certify to the land owners, that this the above survey, represents an on the ground survey conducted under my supervision this the 4th day of MAY, 2025 and is true and correct to the best of my knowledge.

Treelist corrected this the 24th day of July, 2025

15511 Hwy 71 W Ste 110 PMB# 118, Bee Caves, Texas 78738 Phone: 481-9602 FIRM #10124400

THE UNDERSIGNED DOES HEREBY CERTIFY TO TITLE RESOURCES GUARANTY COMPANY AS PER TITLE COMMITMENT HAVING A GENERAL FILE NUMBER 2515275-ROL AND AN EFFECTIVE DATE OF APRIL 24, 2025.

AS PER GF NUMBERED 2515275-ROL, THE PROPERTY SURVEYED IS SUBJECT TO:

*****ALL RECORDS, TRAVIS COUNTY, TEXAS*****



Karl E. Atkins
Karl E Atkins, RPLS 4618
7/24/25
Date of Signature
Drafted by Graham P Dixon

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