

BEARING BASIS:
TEXAS STATE PLANE GRID BEARINGS, TEXAS CENTRAL ZONE,
NAD83 (CORS)

At date of this survey, the property is in FEMA designated
ZONE X, SHADED X & AE, as verified by FEMA map
Panel No: 48453C 0220 J effective date of
JANUARY 22, 2020. Exact designations can only be
determined by a Elevation Certificate. This information is
subject to change as a result of future FEMA map
revisions and/or amendments.

The survey is hereby accepted with the
discrepancies, conflicts, or shortages in area or
boundary lines, encroachments, protrusions, or
overlapping of improvements shown.

X _____
X _____

JASPER N. STEWART SURVEY No. 700
ABSTRACT No. 709

REMAINING PORTION OF
CALLED 0.282 ACRE TRACT
(DOC. No. 2000094011)

TRACT 2
0.738 ACRES TRACT
(VOL. 12437, PG. 881)
(DOC. NO. 2005019868)
(DOC. NO. 2000094011)

32127 SQ. FT.
0.738 ACRES

LOWER COLORADO RIVER AUTHORITY
(VOL. 467, PG. 366)

Legal Description of the Land:

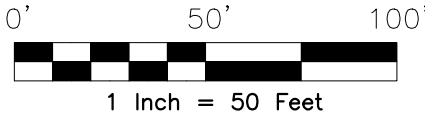
Tract 1
LOT 1A, BLOCK A, AMENDED PLAT OF LOTS 1, 2 and 3,
COMANCHE VILLAGE, a subdivision in Travis County, Texas,
according to the map or plat recorded in Document No.
200700181, of the Official Public Records of Travis County,
Texas.

Tract 2
A 0.738 of an acre tract out of the DALLAS & WICHITA RR.
CO. SURVEY No. 75, ABSTRACT No. 242, and the JASPER N
STEWART SURVEY, ABSTRACT No. 709, Travis County, Texas,
being all of a called 0.177 acre tract described in a deed to
Edward Tomaneng, recorded in Document No. 2005019868,
Official Public Records of Travis County, Texas, all of a called
0.430 acre tract described in a deed to Edward Tomaneng,
recorded in Volume 12437, Page 881, Official Public Records
of Travis County, Texas, and the remaining portion of a
called 0.232 acre tract described in a deed to Lee A.
Wiegrefe and Diane Wiegrefe, recorded in Document No.
2000094011, Official Public Records of Travis County, Texas.

Both Tract 1 and Tract 2 being all of a called 1.19 acre
tract described in a deed to Logan Brown, recorded in
Document No. 2016092609, Official Public Records of Travis
County, Texas.

SURVEYOR'S NOTE
THE SUBJECT LOT MAY BE SUBJECT TO THE
EASEMENT(S) RIGHTS RECORDED IN VOLUME 872, PAGE
560, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID
DOCUMENT(S) CONTAINS INSUFFICIENT INFORMATION TO
DETERMINE THE RELATIONSHIP TO THIS LOT.

GRAPHIC SCALE



JAMES J. HAMMOCK &
CATHEY HAMMOCK
CALLED 1.22 ACRES TRACT
(DOC. No. 2016018852)

TRACT 1
LOT 1A
19528 SQ. FT.
0.45 ACRES

DALLAS & WICHITA RR. CO.
SURVEY No. 75,
ABSTRACT No. 242

COMANCHE VILLAGE
(VOL. 5, PG. 1)
LOT 4 &
CALLED 0.351 ACRES TRACT
(VOL. 12660, PG. 60)

COMANCHE VILLAGE
(VOL. 5, PG. 1)
LOT 6 &
CALLED 0.413 ACRES TRACT

COMANCHE VILLAGE
(VOL. 5, PG. 1)
LOT 5 &
CALLED 0.419 ACRES TRACT

S 86°33'16" E 119.14' (F.M.)
S 86°33'16" E 209.09' (F.M.)
S 86°32'46" E 209.03' (PLAT)

LOT 1A
AMENDED PLAT
OF LOTS 1, 2 & 3,
COMANCHE VILLAGE
(DOC. NO. 200700181)

COMANCHE TRAIL
(VARIABLE WIDTH R.O.W.)

CALLED 0.430
ACRE TRACT
(VOL. 12437, PG. 881)

CALLED 0.177 ACRE TRACT
(DOC. No. 2005019868)

GABRIEL MICHAEL KRAJICEK
& SONYA UDDIN KRAJICEK
CALLED 2.7307 ACRES TRACT
(DOC. No. 2020071224)

TRAVIS COUNTY, A POLITICAL
SUBDIVISION OF THE STATE OF TEXAS
CALLED 189.375 ACRES TRACT
(VOL. 10084, PG. 422)

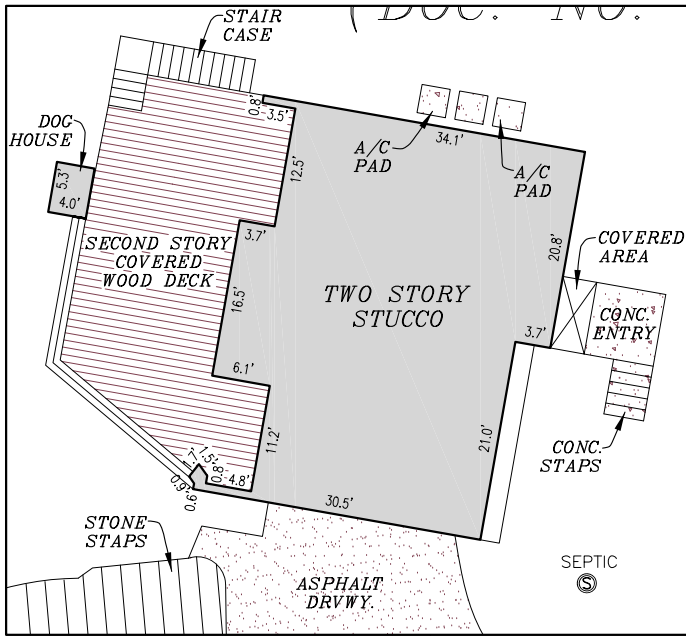
LINE	BEARING	DISTANCE
L1	S 26°37'04" W	35.00'
L2	S 26°32'10" W	34.90'
L3	S 17°13'50" E	23.87'
L4	S 17°14'20" E	23.86'
L5	N 07°02'11" W	41.58'
L6	N 07°02'21" W	41.58'
L7	N 08°51'29" W	11.03'
L8	N 09°55'37" W	11.03'
L9	N 25°25'20" W	59.48'
L10	N 26°29'28" W	59.48'
L11	N 29°16'11" W	44.18'
L12	N 30°20'19" W	44.18'
L13	N 36°35'43" W	38.60'
L14	N 37°39'51" W	38.60'
L15	N 30°51'32" W	36.72'
L16	N 31°55'40" W	36.72'
L17	N 23°58'07" W	8.45'
L18	N 25°02'15" W	8.45'
L19	N 29°29'54" W	61.53'
L20	S 25°43'13" E	78.40'
L21	S 25°42'55" E	78.40'
L22	S 03°43'56" E	3.42'
L23	S 05°37'13" E	3.41'

I, **ROBERT W. JOHNSTON**, a Registered Professional Land Surveyor in the State of Texas,
do hereby certify to _____
and _____
that the above map is true and correct according to an actual field survey, made by me on the
ground or under my supervision, of the property shown hereon. I further certify that all easements and
rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no
visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts
in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date
of the field survey. I further certify that this survey meets or exceeds the minimum standards
established by the Texas Board of Professional Engineers and Land Surveyors (Section 138.89).
Borrower/Owner: **LOGAN P. BROWN**
Address: **7206 COMANCHE TRL., AUSTIN, TX 78732** GF No. _____

Legal Description of the Land:
SEE LEFT SIDE.....

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:
VOLUME 5, PAGE 1, DEED AND PLAT RECORDS, TRAVIS COUNTY, TEXAS
DOCUMENT NO. 200700181, DEED AND PLAT RECORDS, TRAVIS COUNTY, TEXAS
VOLUME 12437, PAGE 881, REAL PROPERTY, TRAVIS COUNTY, TEXAS
DOCUMENT NO. 2005019868, OFFICIAL RECORDS, TRAVIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



HOUSE DETAIL

SCALE: 1" = 20'

LEGEND

These standard symbols will
be found in the drawing.

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	WOOD FENCE
	METAL FENCE
	OVERHEAD ELECTRIC
	PLATTED/DEEDED LOT LINE
	APPROXIMATE SURVEY LINE
	SET IRON ROD
	FOUND IRON ROD
	FOUND PK NAIL
	ELECTRIC/POWER POLE
	WATER METER
	SEPTIC TANK
	GUY ANCHOR
(DEED)	RECORDED ON DEED
(PLAT)	RECORDED ON PLAT
(F.M.)	FIELD MEASURED

FINAL "AS-BUILT" SURVEY

JOB NO.: 2408101520	NO. REVISION	DATE
DATE: 04/01/16	01. UPDATED SURVEY	08/30/24
DRAWN BY: JD/SAT		
APPROVED BY: RWJ	(REFER JOB NO. 1603035756)	



Robert W. Johnston
ROBERT W. JOHNSTON, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 5579



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