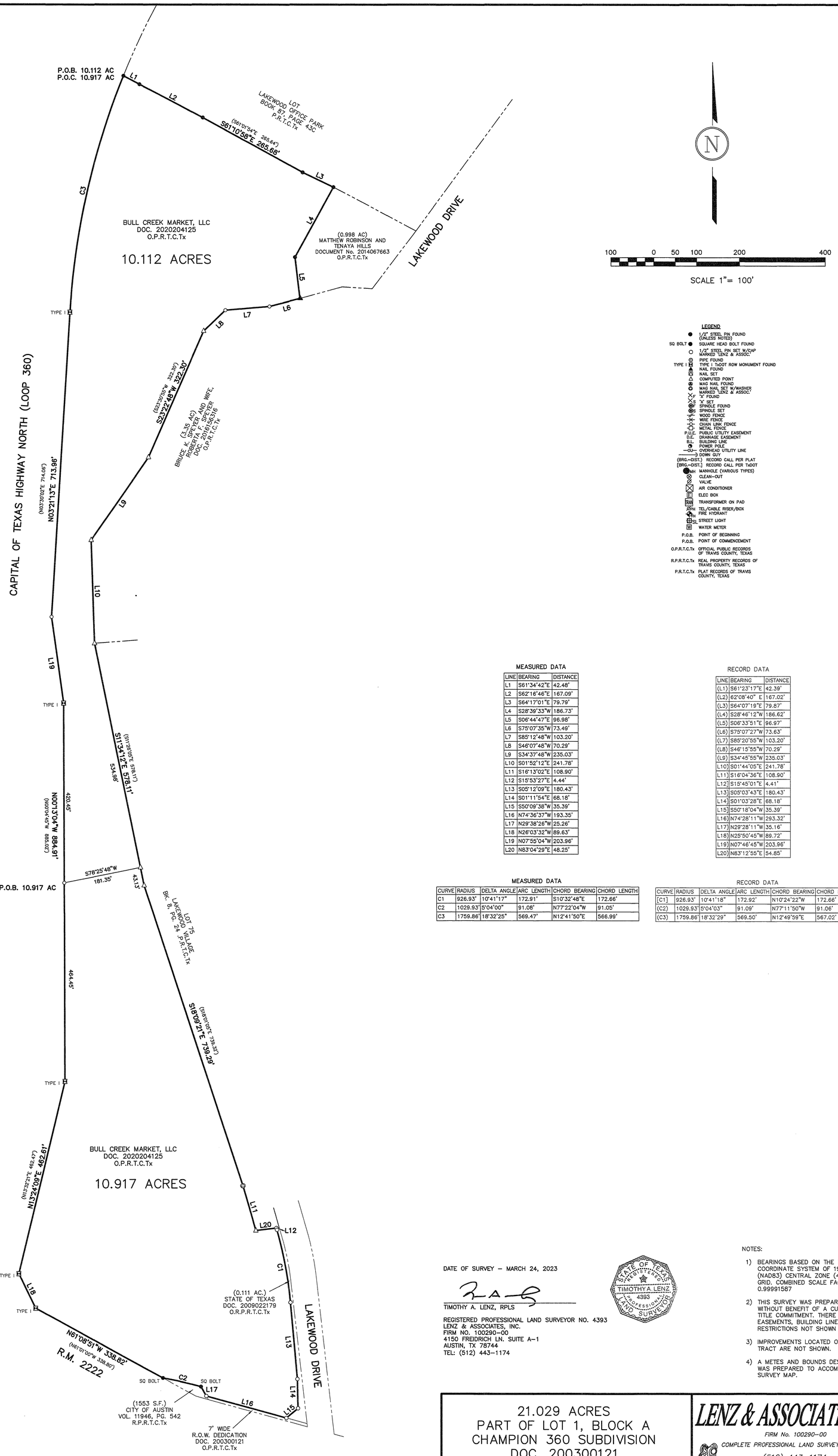

LEGEND

●	1/2" STEEL PIN FOUND (UNLESS NOTED)
SQ BOLT ●	SQUARE HEAD BOLT FOUND
○	1/2" STEEL PIN SET W/CAP MARKED "LENZ & ASSOC."
⊙	PIPE FOUND
TYPE I ⊞	TYPE I TxDOT ROW MONUMENT FOUND
▲	NAIL FOUND
△	NAIL SET
△	COMPUTED POINT
⊕	MAG NAIL FOUND
⊕	MAG NAIL SET W/WASHER MARKED "LENZ & ASSOC."
×Y	"X" FOUND
×S	"X" SET
⊛	SPINDLE FOUND
⊛S	SPINDLE SET
	WOOD FENCE
	WIRE FENCE
	CHAIN LINK FENCE
	METAL FENCE
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING LINE
●	POWER POLE
—O—	OVERHEAD UTILITY LINE
—→	DOWN GUY
(BRG.–DIST.)	RECORD CALL PER PLAT
(BRG.–DIST.)	RECORD CALL PER TxDOT
MH	MANHOLE (VARIOUS TYPES)
⊗	CLEAN–OUT
⊗	VALVE
AC	AIR CONDITIONER
E	ELEC BOX
TRAN	TRANSFORMER ON PAD
TEL	TEL/CABLE RISER/BOX
	FIRE HYDRANT
SL	STREET LIGHT
W	WATER METER
P.O.B.	POINT OF BEGINNING
P.O.B.	POINT OF COMMENCEMENT
O.P.R.T.C.Tx	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.T.C.Tx	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.Tx	PLAT RECORDS OF TRAVIS COUNTY, TEXAS

MEASURED DATA

LINE	BEARING	DISTANCE
L1	S61°34'42"E	42.48'
L2	S62°16'46"E	167.09'
L3	S64°17'01"E	79.79'
L4	S28°39'33"W	186.73'
L5	S06°44'47"E	96.98'
L6	S75°07'35"W	73.49'
L7	S85°12'48"W	103.20'
L8	S46°07'48"W	70.29'
L9	S34°37'48"W	235.03'
L10	S01°52'12"E	241.78'
L11	S16°13'02"E	108.90'
L12	S15°53'27"E	4.44'
L13	S05°12'09"E	180.43'
L14	S01°11'54"E	68.18'
L15	S50°09'38"W	35.39'
L16	N74°36'37"W	193.35'
L17	N29°38'26"W	25.26'
L18	N26°03'32"W	89.63'
L19	N07°55'04"W	203.96'
L20	N83°04'29"E	48.25'

RECORD DATA

LINE	BEARING	DISTANCE
(L1)	S61°23'17"E	42.39'
(L2)	62°08'40" E	167.02'
(L3)	S64°07'19"E	79.87'
(L4)	S28°46'12"W	186.62'
(L5)	S06°33'51"E	96.97'
(L6)	S75°07'27"W	73.63'
(L7)	S85°20'55"W	103.20'
(L8)	S46°15'55"W	70.29'
(L9)	S34°45'55"W	235.03'
(L10)	S01°44'05"E	241.78'
(L11)	S16°04'36"E	108.90'
(L12)	S15°45'01"E	4.41'
(L13)	S05°03'43"E	180.43'
(L14)	S01°03'28"E	68.18'
(L15)	S50°18'04"W	35.39'
(L16)	N74°28'11"W	293.32'
(L17)	N29°28'11"W	35.16'
(L18)	N25°50'45"W	89.72'
(L19)	N07°46'45"W	203.96'
(L20)	N83°12'55"E	54.85'

MEASURED DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	926.93'	10°41'17"	172.91'	S10°32'48"E	172.66'
C2	1029.93'	5°04'00"	91.06'	N77°22'04"W	91.05'
C3	1759.86'	18°32'25"	569.47'	N12°41'50"E	566.99'

RECORD DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
[C1]	926.93'	10°41'18"	172.92'	N10°24'22"W	172.66'
(C2)	1029.93'	5°04'03"	91.09'	N77°11'50"W	91.06'
(C3)	1759.86'	18°32'29"	569.50'	N12°49'59"E	567.02'

DATE OF SURVEY – MARCH 24, 2023

TIMOTHY A. LENZ, RPLS

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4393
LENZ & ASSOCIATES, INC.
FIRM NO. 100290–00
4150 FREIDRICH LN. SUITE A–1
AUSTIN, TX 78744
TEL: (512) 443–1174

STATE OF TEXAS · REGISTERED · TIMOTHY A. LENZ · 4393 · PROFESSIONAL · LAND SURVEYOR

NOTES:

1) BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) CENTRAL ZONE (4203), GRID. COMBINED SCALE FACTOR 0.99991587
2) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT. THERE ARE EASEMENTS, BUILDING LINES AND/OR RESTRICTIONS NOT SHOWN OR NOTED.
3) IMPROVEMENTS LOCATED ON THIS TRACT ARE NOT SHOWN.
4) A METES AND BOUNDS DESCRIPTION WAS PREPARED TO ACCOMPANY THIS SURVEY MAP.

21.029 ACRES
PART OF LOT 1, BLOCK A
CHAMPION 360 SUBDIVISION
DOC. 200300121
OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY, TEXAS

LENZ & ASSOCIATES, INC.
FIRM No. 100290–00
COMPLETE PROFESSIONAL LAND SURVEYING SERVICES
(512) 443–1174
4150 FREIDRICH LANE, SUITE A1
AUSTIN, TEXAS 78744

SURVEY #: 2021–0673B F.B. 1222/16

S:\CARLSONPROJECTS\CHAMPION 360 SUBD - LOT 1 BLK A\DWG\LOT DIVISION 2021-0673B.dwg, 4/6/2023 8:49:11 AM,