



MOON YUN CHO
39.05 ACRES
(VOL.8944, PG.358)

ANTHONY CLARK
20.06 ACRES
(DOC.# 2000022148)

LEGEND

- AXLE FOUND
- TXDOT MONUMENT FOUND
- 1/2" ROD FOUND
- WIRE FENCE
- P.O.B. POINT OF BEGINNING

J. BRYCE
19.93 ACRES
(DOC.# 2000097025)

RADIUS = 10000.00'
ARC = 391.57'
CH = N 05°06'17" W, 391.55'
(N 05°07'16" W, 391.66')

US HIGHWAY 183

NOTICE
BEFORE DESIGN/CONSTRUCTION
BEGINS ON THE SUBJECT PROPERTY, THE OWNER SHOULD
CHECK THE LOCAL GOVERNING AUTHORITIES ABOUT
BUILDING SETBACKS AND OTHER BUILDING REQUIREMENTS

10.971 ACRES

(REMAINDER OF 20 ACRES TRACT
VOL. 1408, PG. 115)

S 42°22'18" W, 1004.73'
(BEARING BASIS, 1004.933)

ALBERT JONES
ADDITION
(DOC.# 200600098)

RESTRICTIONS
<p>RESTRICTIONS: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE, EASEMENTS AND/OR BOUNDARY LINE AGREEMENTS, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. ONLY THOSE SETBACK LINES, EASEMENTS, BOUNDARY LINES AND INTERESTS WHICH ARE REPRESENTED ON THE PARENT SUBDIVISION PLAT, WHICH IS REFERENCED HEREON, ARE PLOTTED ON THIS SURVEY, NO DOCUMENTS OTHER THAN THOSE CITED ON THIS SURVEY HAVE BEEN EXAMINED.</p>
LEGAL DESCRIPTION
<p>BEING 10.971 ACRES OF LAND, OUT OF THE ALBERT M. LEAVY SURVEY NUMBER 5, ABSTRACT NUMBER 481, TRAVIS COUNTY, TEXAS, AND BEING THE REMAINDER PORTION OF THAT CERTAIN 20 ACRE TRACT RECORDED IN VOLUME 1408, PAGE 115, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID 10.971 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.</p>



TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON CERTIFIED ONLY TO BUILDING LINES AND EASEMENTS AS PER PLAT.

<p>ALLSTAR Land Surveying</p> <p>9020 ANDERSON MILL RD AUSTIN, TEXAS 78729 (512) 249-8149 PHONE (512) 331-5217 FAX WWW.ALLSTARLANDSURVEYING.COM</p>	F.I.R.M. MAP INFORMATION		ADDRESS		
	<p>THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48453C0705H PANEL: 0705H DATED: 9-26-2008 THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD CONTACT YOUR LOCAL FLOOD PLAN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.</p>		<p>12111 S. US HIGHWAY 183 MUSTANG RIDGE, TRAVIS COUNTY, TEXAS</p>		
	SURVEY DATE:	OCTOBER 20, 2009	FILED BY:	ADAM MARTINEZ	10.15.2009
	TITLE CO.:	-	CALC. BY:	EDWARD RUMSEY	10.20.2009
	G.F. NO.:	-	DRAWN BY:	JEREMY WARREN	10.20.2009
	JOB NO.:	A1003209	CHECKED BY:	JEREMY WARREN	10.20.2009
			RPLS CHECK:	EDWARD RUMSEY	10.20.2009