

RESTRICTIONS

*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.

LEGAL DESCRIPTION

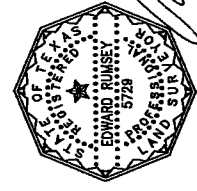
BEING 3.12 ACRES OF LAND, OUT OF THE GUILLERMO NUÑEZ SURVEY NUMBER 502, ABSTRACT NUMBER 585, TRAVIS COUNTY, TEXAS, SAME BEING THAT CERTAIN BEATRICE ALMARAZ AMEZQUITA 3.09 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2008195046, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 3.12 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT 'A', ATTACHED HERETO AND MADE A PART HEREOF.

BEARING BASIS:

BEARINGS ARE BASED TO THE TEXAS COORDINATE SYSTEM CENTRAL TEXAS ZONE NAD83 HARN HORIZONTAL CONTROL AND ARE IN SURFACE WITH A COMBINED SCALE FACTOR OF 1.00004

NOTICE

BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY THE OWNER SHOULD CHECK THE LOCAL GOVERNING AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER BUILDING REQUIREMENTS.



TO THE LIEN HOLDER AND/OR OWNERS OF THE PREMISES SURVEYED I, EDWARD RUNSEY, AS LICENSED PROFESSIONAL LAND SURVEYOR, HEREBY GUARANTEE 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. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

ADDRESS

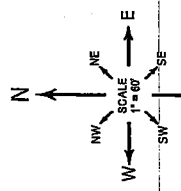
BEATRICE ALMARAZ AMEZQUITA
0 F. M. ROAD 812
DEL VALLE, TRAVIS COUNTY, TEXAS

SURVEY DATE:	APRIL 27, 2017	FIELD BY:	DERICK SOLOMON
TITLE CO.:		CALC. BY:	CHRIS ZOTTER
G.F. NO.:		DRAWN BY:	SEAN SUTTON
JOB NO.:	A0494017	PLS CHECK:	EDWARD RUNSEY

F.I.R.M. MAP INFORMATION

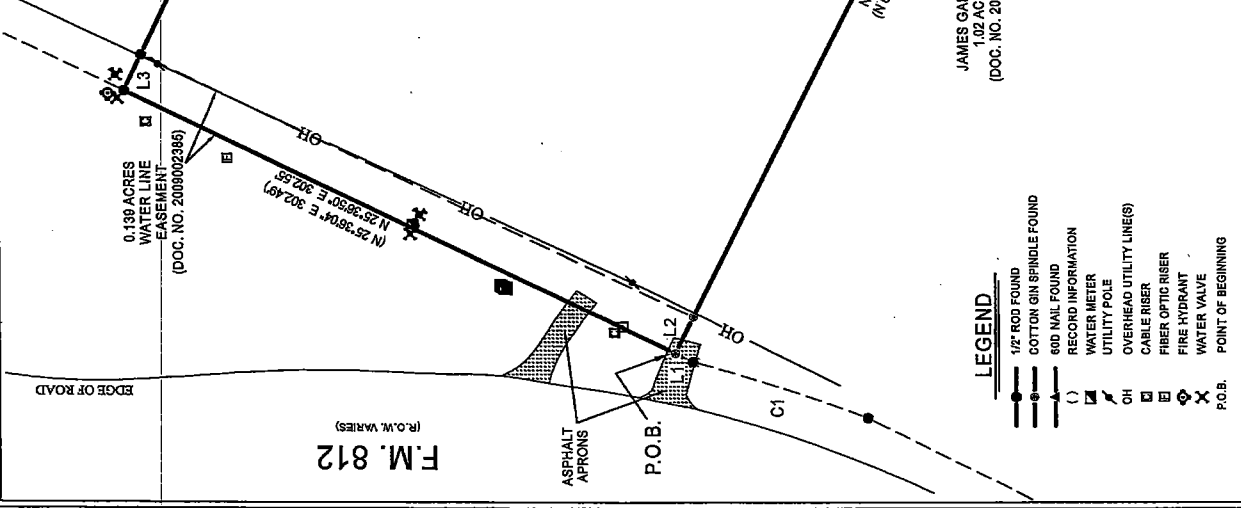
THIS PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN, AND HAS A ZONE 'AE' RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48355C0840J DATED: JANUARY 6, 2016 PANELS: 0640J & 0810K
THIS SURVEYOR IS NOT A GUARANTEE THAT THIS INFORMATION IS CORRECT. CONTACT YOUR LOCAL FLOOD PLAN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

ALLSTAR
Land Surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 248-8148 PHONE
(512) 331-5217 FAX
TDL'S FIRM NO. 1015000



CURVE TABLE		LINE TABLE	
CURVE RADIUS	ARC BEARING	LINE BEARING	LENGTH
C1	868.02'	N 25°33'14" E	9.63'
(C1)	(688.02')	(N 15°45'48" E)	(90.88')
L1	N 25°33'14" E	(S 64°33'52" E)	(20.00')
L2	N 63°27'51" W	(S 64°33'52" E)	(20.00')
L3	N 63°27'51" W	(S 64°33'52" E)	(20.00')

CURVE TABLE		CHORD	
CURVE RADIUS	ARC BEARING	CHORD	CHORD BEARING
C1	868.02'	91.31'	N 18°03'08" E
(C1)	(688.02')	(90.88')	(N 15°45'48" E)



LEGEND

- 1/2" ROD FOUND
- COTTON GIN SPINDLE FOUND
- 60D NAIL FOUND
- RECORD INFORMATION
- WATER METER
- UTILITY POLE
- OVERHEAD UTILITY LINES
- CABLE RISER
- FIBER OPTIC RISER
- FIRE HYDRANT
- WATER VALVE
- P.O.B. POINT OF BEGINNING

F.M. 812
(R.O.W. VARIES)

ABS METAL RECYCLING HOLDING, LLC
3.06 ACRES
(DOC. NO. 2014088008)

BETTY HINTON GOMEZ
3.00 ACRES
(VOL. 12846, PG. 711)

3.12 ACRES
BEATRICE ALMARAZ
AMEZQUITA
3.09 ACRES
(DOC. NO. 2008195046)

JAMES GARRIGAN
1.02 ACRES
(DOC. NO. 2016020146)

0.138 ACRES
WATER LINE
EASEMENT
(DOC. NO. 2008002396)