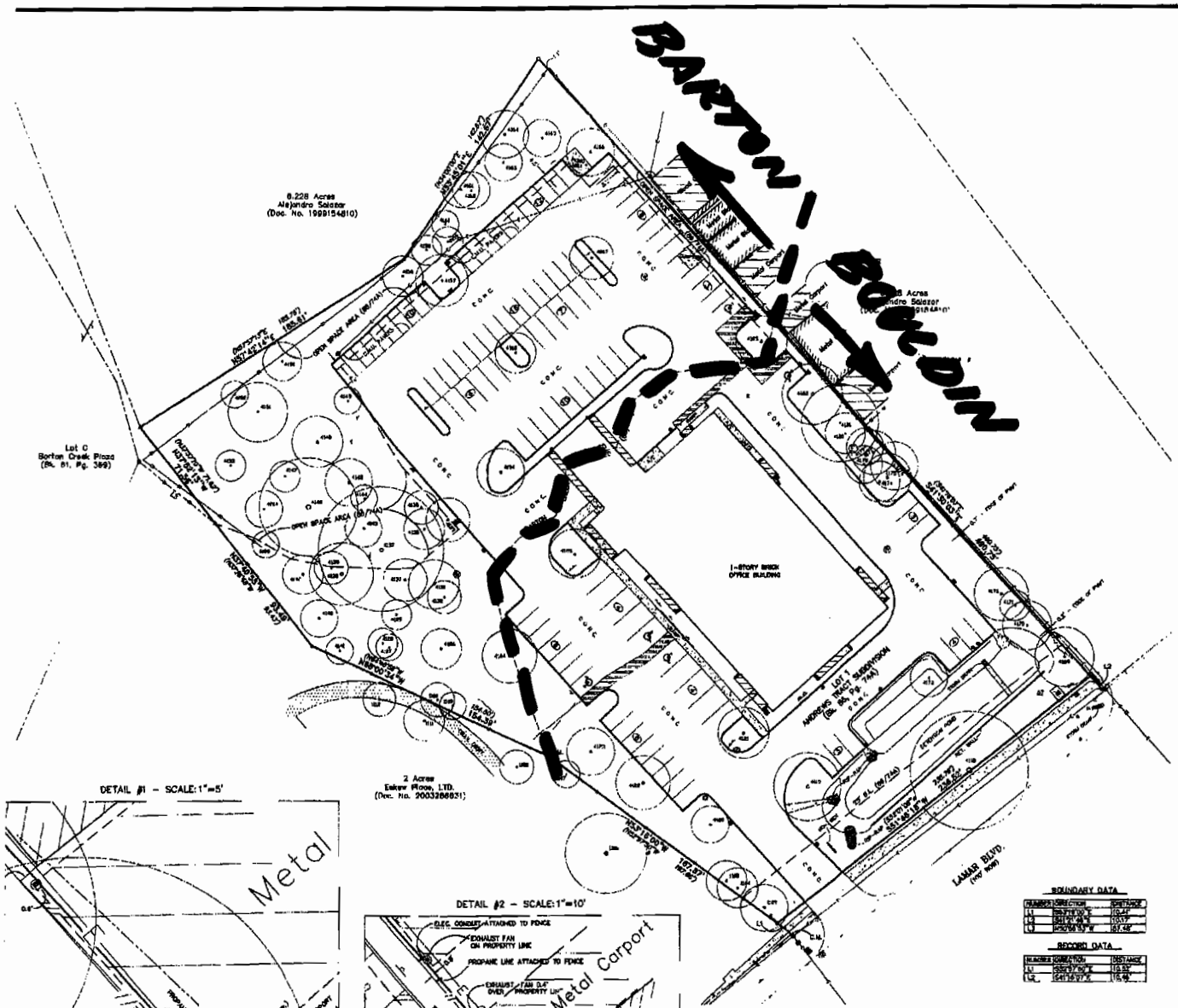

LEGEND

C.M.	CONTROL MONUMENT
●	1/2" IRON ROD FOUND
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "McANGUS SURVEY" SET
	PIPE FOUND
	CO-POINT NAIL FOUND
	WOOD FENCE
	CHAIN LINK FENCE
	PIPE FENCE
P.U.E.	PUBLIC UTILITY EASMT
D.E.	DRAINAGE EASMT
B.L.	BUILDING LINE
	POWER POLE
	OVERHEAD UTILITY LINE
	DOWN GUY
	ELECTRIC METER
	ELECTRIC MANHOLE
	STREET LIGHT
	AREA LIGHT
	FLOOD LIGHT
	TELEPHONE MANHOLE
	TELEPHONE CONTROL PANEL/BOX
	SIGN
	FIRE HYDRANT
	WATER METER
	IRRIGATION CONTROL VALVE
	WASTEWATER MAN-HOLE
	SEWER CLEANOUT
	METAL UTILITY MANHOLE
	PARKING SPACE COUNTER
	BEVERAGE CAN

TREE SCHEDULE

1103	14" ELM	4146	33" LIVE OAK
1104	12" ELM	4147	9" ELM
1106	12" ELM	4148	13" CEDAR
1108	24" LIVE OAK	4149	8" ELM
1107	8" ELM	4150	8"-7" LIVE OAK
1108	10" ELM	4151	8"-8"-8"-3" MESQUITE
1109	8" ELM	4152	8" MESQUITE
1110	10" ELM	4153	8" MESQUITE
1111	13" LIVE OAK	4154	8"-8" HACKBERRY
1112	10" LIVE OAK	4155	8" ELM
4118	30" POST OAK	4156	12" MESQUITE
4119	20" LIVE OAK	4157	11"-9" LIVE OAK
4120	11" ELM	4158	8" ELM
4121	10" LIVE OAK	4159	8" ELM
4122	16" ELM	4160	8" HACKBERRY
4123	14" HACKBERRY	4161	11" ELM
4124	16" ELM	4162	11" ELM
4125	12" LIVE OAK	4163	11" HACKBERRY
4126	12" ELM	4164	14" ELM
4127	8" ELM	4165	11" HACKBERRY
4128	9" ELM	4166	14" LIVE OAK
4129	9" ELM	4167	12" LIVE OAK
4130	13" HACKBERRY	4168	12" LIVE OAK
4131	10" LIVE OAK	4169	11"-12" HACKBERRY
4132	10" LIVE OAK	4170	10"-8" HACKBERRY
4133	13" MESQUITE	4171	9" HACKBERRY
4134	14" HACKBERRY	4172	12" HACKBERRY
4135	10" ELM	4173	11" POST OAK
4136	12" CHINA BERRY	4174	18" ELM
4137	33"-21"-8" LIVE OAK	4175	14" CEDAR
4138	18" LIVE OAK	4176	14" HACKBERRY
4139	10" LIVE OAK	4177	13" CEDAR
4140	11" ELM	4178	11" HACKBERRY
4141	8" ELM	4179	11" HACKBERRY
4142	12" LIVE OAK	4180	8"-8" HACKBERRY
4143	11" ELM	4181	9"-9"-7"-7"-4" HACKBERRY
4144	8" HACKBERRY	4182	18" HACKBERRY
4145	14" ELM	4183	15" LIVE OAK

BOUNDARY DATA

NUMBER	DIRECTION	DISTANCE
L1	S89°21'30"E	10.44'
L2	S41°31'48"E	10.17'
L3	N50°58'15"W	61.48'

RECORD DATA

NUMBER	DIRECTION	DISTANCE
L1	S89°21'30"E	10.52'
L2	S41°31'27"E	10.48'

NOTES:

1. THIS SURVEY AND PLAT WERE PREPARED IN CONJUNCTION WITH TITLE COMMITMENT ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY HAVING G.F. NO. 3819501332 AND AN EFFECTIVE DATE OF 03/24/03.

2. THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE 'X' AND IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48453C 0510 F, WITH AN EFFECTIVE DATE OF JUNE 5, 1987.

3. THERE ARE 104 NORMAL PARKING SPACES AND 8 MARKED HANDICAPPED SPACES ON THIS SITE.

4. LOT 1 OF ANDREWS TRACT SUBDIVISION CONTAINS 3.106 ACRES OR 135,318 SQUARE FEET OF LAND, MORE OR LESS.

5. THE BEARINGS SHOWN HEREON ARE BASED ON THE DEED RECORDED IN VOL. 848, PG. 219 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

TO: THE OWNERS, LIEN HOLDERS AND COMMONWEALTH LAND TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDED ITEMS 1,2,3,4,6(b),7(a), AND 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

DATE: _____

_____
JERRE A. SHEEDY, R.P.L.S. No. 3600

McANGUS SURVEYING CO., INC.
1101 HWY 360 SOUTH, H-100
AUSTIN, TEXAS 78746
(512)328-9302

ALTA/ACSM LAND TITLE SURVEY

of

Lot 1 of Andrews Tract Subdivision

Recorded in Book 86 at Page 74A of the Plat Records

Austin, Travis County, Texas

3604 So. Lamar Blvd.

Reference: Whitfield

REVISIONS

DATE: _____

REVISION No. △

JOB	08-118
DATE	08/01/08
DESIGN	
DRAWN	JJB
CHECK	
FIELD BOOK	417

SHEET

1 of 1

ACSM - 413-5516