



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

City of Sunset Valley  
 Vol. 11471, Pg. 639

Harry V. Nelson Subdivision  
 Vol. 32, Pg. 36

15' wastewater easement Doc.# 2002149520

Fannie Raye Bryant  
 2.02 acre  
 Vol. 7292, Pg. 202

1.00 acre  
 Vol. 4227, Pg. 1610

City of Sunset Valley  
 Vol. 11471, Pg. 639

State of Texas  
 2.198 acre  
 Vol. 11953, Pg. 1252

PATSY A. ANGELI  
 2.13 ACRES  
 (VOL. 5163, PG. 588)

2.10  
 ACRES

PERMANENT PUBLIC  
 WATER LINE EASEMENT  
 (VOL. 10372, PG. 607)

**WEST U.S. HIGHWAY 290**  
 (STATE HIGHWAY NO. 71, LAMAR BOULEVARD SOUTH)

Point Of  
 Beginning

HELD

HELD TO HELD  
 S 30°00'00" W, 527.11'  
 (BEARING BASIS)

FANNIE R. BRYANT  
 3.020 ACRES  
 (VOL. 4227, PG. 1610)

**LEGEND**

- 1/2" IRON PIPE FOUND
- 1/2" REBAR FOUND
- 1/2" REBAR SET
- ∞— CHAIN LINK FENCE
- ( ) RECORD INFORMATION
- UE UTILITY ESMT
- UTILITY POLE
- ⊙ DOWN GUY
- OH OVERHEAD UTILITY LINE(S)
- ◻ WATER METER
- ◻ ELECTRIC RISER
- ⊙ FIRE HYDRANT
- ⊙ SANITARY SEWER
- ON INSIDE OF SUBJECT BOUNDARY
- OFF OUTSIDE OF SUBJECT BOUNDARY

**RESTRICTIONS**

SUBJECT TO ELECTRIC AND/OR TELEPHONE EASEMENT GRANTED TO TEXAS POWER AND LIGHT COMPANY IN VOLUME 559, PAGE 606.  
 SUBJECT TO ELECTRIC AND/OR TELEPHONE EASEMENT GRANTED TO TEXAS POWER AND LIGHT COMPANY IN VOLUME 614, PAGE 358.  
 SUBJECT TO WATER AND WASTEWATER LINE EASEMENT GRANTED TO THE CITY OF AUSTIN AND/OR VILLAGE AT WESTERN OAKS MUNICIPAL UTILITY DISTRICT IN VOLUME 10372, PAGE 604.  
 SUBJECT TO WASTEWATER LINE, ELECTRIC LINE AND LIFT STATION EASEMENT GRANTED TO THE CITY OF SUNSET VALLEY IN VOLUME 11627, PAGE 145, AND CORRECTED IN VOLUME 11847, PAGE 281.

**LEGAL DESCRIPTION**

BEING 2.10 ACRES OF LAND, MORE OR LESS, OUT OF THE JAMES TRAMMELL 1/3 LEAGUE, SURVEY NO. 4, ABSTRACT NO. 769, IN TRAVIS COUNTY, TEXAS, AND BEING THE SAME PROPERTY CONVEYED TO FRANK EDWARD FRANKS AND WIFE JOAN EVANS FRANKS BY DEED RECORDED IN VOLUME 6040, PAGE 2080, DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 2.10 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.



*Leo S. Bond*

TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:

**STEWART TITLE GUARANTY COMPANY**

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO BOUNDARY LINE CONFLICTS, ENCROACHMENTS OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND CERTIFIES ONLY TO THE LEGAL DESCRIPTION AND EASEMENTS SHOWN ON THE REFERENCED TITLE COMMITMENT.

 <b>ALLSTAR</b> Land Surveying 9020 ANDERSON MILL RD AUSTIN, TEXAS 78729 (512) 249-8149 PHONE (512) 331-5217 FAX WWW.ALLSTARLANDSURVEYING.COM	<b>F.I.R.M. MAP INFORMATION</b> 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. 48453C0210 F PANEL: 0210 F DATED: JUNE 05, 1997 THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.	<b>ADDRESS</b> 2901 MANCHACA, LTD. 4810 WEST U.S. HIGHWAY 290 AUSTIN, TRAVIS COUNTY, TEXAS			
		<b>SURVEY DATE:</b> JULY 02, 2007	<b>FIELD BY:</b> GILBERT MARTINEZ	<b>06/27/2007</b>	
<b>TITLE CO.:</b> STEWART TITLE GUARANTY CO.	<b>CALC. BY:</b> EDWARD RUMSEY	<b>07/02/2007</b>			
<b>G.F. NO.:</b> 14663-07-00358	<b>DRAWN BY:</b> JAMES BEENE	<b>07/02/2007</b>			
<b>JOB NO.:</b> A0628007	<b>CHECKED BY:</b> JAMES BEENE	<b>07/02/2007</b>			
	<b>RPLS CHECK:</b> LEO BOND	<b>07/02/2007</b>			

EXHIBIT "A"  
LEGAL DESCRIPTION

FIELD NOTES DESCRIBING 2.10 ACRES OF LAND OUT OF AND A PORTION OF THE JAMES TRAMMELL 1/3 LEAGUE, SURVEY NUMBER 4, ABSTRACT NUMBER 769, IN TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT OF LAND AS DESCRIBED IN VOLUME 6040, PAGE 2080, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 2.10 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pipe found at a point in the west right-of-way line of Stearns Lane at a southeast corner of that certain Fannie R. Bryant 3.02 acres of land, recorded in Volume 4227, Page 1610, of the Deed Records of said county, for the northeast corner of said 2.10 acres of land and for the POINT OF BEGINNING hereof;

THENCE, with a portion of said right-of-way line, South 30 degrees 00 minutes 00 seconds West a distance of 514.50 feet to an iron rod set at a point in said line at the intersection of the north right-of-way line of U.S. Highway 290 West, also known as State Highway No. 71 and Lamar Boulevard South, for the southeast corner hereof;

THENCE, with a portion of said south right-of-way line of said U.S. Highway 290 West, South 85 degrees 00 minutes 00 seconds West a distance of 150.00 feet to an iron rod set at a point in said line at the southeast corner of that certain Patsy A. Angeli 2.13 acres of land, recorded in Volume 5163, Page 588, of the Deed Records of said county, for the southwest corner hereof;

THENCE, with the east line of said 2.13 acres of land, North 16 degrees 56 minutes 11 seconds East a distance of 468.21 feet to an iron rod set at a point in the south line of said Bryant 3.02 acres of land, for the northwest corner hereof;

THENCE, with a portion of said south line of said 3.02 acres of land, North 87 degrees 43 minutes 27 seconds East a distance of 270.50 feet to the POINT OF BEGINNING and containing 2.10 acres of land, more or less.

THIS LEGAL DESCRIPTION IS TO BE USED IN CONJUNCTION WITH THE ATTACHED SURVEY PLAT (BY SEPARATE INSTRUMENT) ONLY.

Leo S. Bond

Leo S. Bond  
Texas R.P.L.S. No. 5793  
Job No. A0628007

July 2, 2007  
Date

