

SYMBOL	DESCRIPTION
●	IRON NAIL
○	CONC. NAIL
○	5/8" IRON STAKE
()	RECORD IN
—	DEED RECORD
—	PLAT RECORD
—	OFFICIAL RECORD

LEGEND

●	IRON NAIL
○	CONC. NAIL
○	5/8" IRON STAKE
()	RECORD IN
—	DEED RECORD
—	PLAT RECORD
—	OFFICIAL RECORD

ALBERT JONES ADDITION
DOC. NO. 200600998
O.P.R.T.C.T.

ALBERT M. LEAVY SUI
ABSTRACT NO. 481

10.755 ACRES

5.148 ACRES

Survey shown hereon has been prepared on the result of an on the survey completed on December 16, 2019.

Logs shown hereon are referenced to the Texas Coordinate System Central Zone. Distances shown are 914 Values.

Used easements, setbacks and encroachments shown hereon are subject to the commitment for title insurance issued by First Title Insurance Company, incorporated by Capital Title of Texas, Inc. No. 21-824902-M, effective date September 27, 2021, issue date 8/2/2021. The Surveyor has relied upon the accuracy and needs of the information described above and has made no field investigation or search for this information.

The surveyed tract and the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 4845307001, revised 08/2016, 4845307101, revised date 01/26/2016, 4845307201, date 9/26/2006 & 4845307101, revised date 9/26/2006 the property is in ZONE X (unshaded), defined as areas determined to be the 0.2% annual chance floodplain. The Surveyor makes no notation as to the accuracy of said FIRM or that it is the most published flood map.

Any encroachments shown hereon include those visible at the time of survey and are for general locative purposes only. In providing this survey, no attempt has been made to obtain or show data regarding existence, size, depth, condition, capacity or location of any utility on or adjacent to the site, whether private, municipal or meso.

Signs and other improvements shown hereon represent the outline of level. The Surveyor has not located any underground buildings, protrusions or improvements not obvious and located at ground level otherwise noted.

has not identified any geological or environmental conditions in or on the subject property and Surveyor fully discloses any and all liability related to leases or claims recorded thereto or resulting therefrom.

Surveyor has not abstracted the subject property, nor made any field investigation or search for easements of record, restrictive covenants or any other encumbrances that may affect the subject property.

has not observed evidence of recent earth moving, building construction or building additions.

ITEMS:

not created in instrument executed by Preston Laws, et ux to Maha Water Supply Corporation, dated March 5, 1987, filed June 5, 1987 in Volume 3300, Page 514, Real Property Records, Travis County, Texas, as May Affect, unable to determine from recorded documents.

not created in instrument executed by Preston Laws, et ux to Maha Water Supply Corporation, Inc., dated March 24, 1971, filed May 5, 1971, Volume 4047, Page 2096, Real Property Records, Travis County, Texas, not Affect.

not created in instrument executed by Preston Laws, et ux to Maha Water Supply Corporation, Inc., dated June 25, 1971, filed July 12, 1971, Volume 4093, Page 909, Real Property Records, Travis County, Texas, not Affect.

provisions as set out in Deed from Charles Preston Laws, et ux to Maha Water Supply Corporation, dated August 8, 2009, recorded in Volume 2009133872, Real Property Records, Travis County, Texas. Does not Affect.

not created in instrument executed by Prudent Path Equity Group, a Greenwood Maha Water Supply Corporation, dated September 7, December 21, 2010, recorded in Document No. 2010190962, Real Property Records, Travis County, Texas. AFFECTS shown on survey.

not created in instrument executed by Holcombe Profile Holdings, a Greenwood Maha Water Supply Corporation, dated February 16, December 21, 2010, recorded in Document No. 2010190962, Real Property Records, Travis County, Texas. AFFECTS shown on survey.

not created in instrument executed by Greenwood Investments, LLC, a Greenwood Maha Water Supply Corporation, dated February 22, 2010, recorded in Document No. 2010190963, Real Property Records, Travis County, Texas. AFFECTS shown on survey.

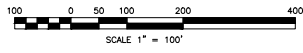
and provisions set out by Judgment rendered in Cause No. 00-09284, in the Probate Court of Travis County, Texas, dated July 1st August 16, 2017, recorded in Document No. 2017131694, Real Property Records, Travis County, Texas. AFFECTS tract.

and provisions of unrecorded Lease Agreement from Charles M., et al. Lessor to Patricia Velazquez, Lessee, dated October 28, 2019.

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of Texas, LLC, and its affiliates, Frat National Title Insurance Company, of Texas, LLC, substantially complies with the current Texas Society of Surveyors Standards and Specifications for a Category 1A Survey.

October 23, 2021
October 25, 2021
March 17, 2022



LAND TITLE SURVEY
BEING
17.807 ACRE
OUT OF THE
ALBERT M. LEAVY SUI
ABSTRACT NO.
CITY OF MUSTANG RIDGE, TRAVIS COUNTY, TEXAS
OCTOBER, 2022

