

(BEARING BASIS)
N 82°47'00" E, 211.51

P.O.B.

(N 82°47'00" E)
N 82°55'45" E, 97.55'

N 07°15'00" W, 387.43
N 07°15' W, 387.43

DAVID WEVILL
0.93 ACRES
(VOL.10710, PG.1733)













1.49
ACRES
JOHN AND RUTH McCULLY
TRACT 1: 1.07 ACRES
TRACT 2: 1.00 ACRES
(VOL.5031, PG.1563)
SAVE AND EXCEPT
(VOL.1824, PG.319)

TWO STORY
— STONE
RESIDENCE

FIRST TRACT

N. RIVER HILLS ROAD

LEGEND

- | | |
|---------------------------------------------------------------------------------------|--------------------------|
|  | AXLE FOUND |
|  | 1/2" IRON PIPE FOUND |
|  | 1/2" ROD FOUND |
|  | 1/2" ROD SET |
|  | WIRE FENCE |
|  | WOOD FENCE |
|  | RECORD INFORMATION |
|  | UTILITY POLE |
| OH | OVERHEAD UTILITY LINE(S) |
|  | PROPANE TANK |
|  | SATELLITE DISH |
| P.O.B. | POINT OF BEGINNING |
|  | WELL HEAD |
|  | AIR CONDITIONER |

RESTRICTIONS

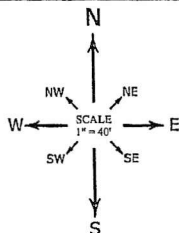
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE, EASEMENTS AND/OR BOUNDARY LINE AGREEMENTS, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. ONLY THOSE SETBACK LINES, 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.



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 THIS SURVEY-WAS
PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

LEGAL DESCRIPTION

BEING 1.49 ACRES OF LAND, OUT OF THE WILLIAM WOFFORD SURVEY NUMBER 40, TRAVIS COUNTY, TEXAS, SAME BEING THAT CERTAIN JOHN AND RUTH McCULLY 1.07 ACRE TRACT CALLED TRACT 1, AND 1.00 ACRE TRACT CALLED TRACT 2, RECORDED IN VOLUME 5031, PAGE 1563, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN PORTION CONVEYED TO TRAVIS COUNTY, TEXAS, BY RIGHT-OF-WAY DEED RECORDED IN VOLUME 1824, PAGE 319, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID 1.49 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF.



ALLSTAR
Land surveying

9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
WWW.ALLSTARTANDSURVEYING.COM

F.I.R.M. MAP INFORMATION

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. 48433C0430H PANEL: 0430H
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 PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT

ADDRESS

JOHN KENAGY AND
JACI KENAGY-VALTAIR
2500 N. RIVER HILLS ROAD
AUSTIN, TRAVIS COUNTY, TEXAS

SURVEY DATE:	AUGUST 9, 2011	FILED BY:	REX NOWLIN	08/02/2011
		CALC. BY:	CHRIS ZOTTER	08/04/2011
		DRAWN BY:	DAMIAN SMITH	08/04/2011
JOB NO.	A071911	RPLS CHECK:	EDWARD RUMSEY	08/09/2011

EXHIBIT "A"
LEGAL DESCRIPTION

BEING 1.49 ACRES OF LAND, OUT OF THE WILLIAM WOFFORD SURVEY NUMBER 40, TRAVIS COUNTY, TEXAS, SAME BEING THAT CERTAIN JOHN AND RUTH McCULLY 1.07 ACRE TRACT CALLED TRACT 1, AND 1.00 ACRE TRACT CALLED TRACT 2, RECORDED IN VOLUME 5031, PAGE 1563, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN PORTION CONVEYED TO TRAVIS COUNTY, TEXAS, BY RIGHT-OF-WAY DEED RECORDED IN VOLUME 1824, PAGE 319, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID 1.49 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a cotton gin spindle found in the southerly line of that certain Nicholas Symington 0.935 acre tract recorded in Volume 8882, Page 164, Deed Records, said county, at the northeast corner of that certain David Wevill 0.93 acre tract recorded in Volume 10710, Page 1733, Real property Records, said county, same being the northwest corner of said Tract 1, for the northwest corner hereof;


THENCE North 82 degrees 55 minutes 45 seconds East, along the southerly line of said 0.935 acre tract and the northerly line of said Tract 1, 97.55 feet to an iron rod found in said line, being the northeast corner of said Tract 1, the northwest corner of said Tract 2, for an angle corner in the northerly line hereof;

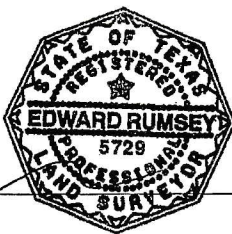
THENCE North 82 degrees 47 minutes 00 seconds East, continuing along the southerly line of said 0.935 acre tract, along the northerly line of said Tract 2, 211.51 feet to an iron rod found in the westerly right-of-way line of N. River Hills Road, at the southeast corner of said 0.935 acre tract, in the northerly line of said Tract 2, for the northeast corner hereof;

THENCE along said right-of-way line, through said Tracts 1 and 2, South 27 degrees 10 minutes 00 seconds West, 281.28 feet to an iron rod set and South 36 degrees 50 minutes 00 seconds West, 215.72 feet to an iron rod set in said line, at the southeast corner of said 0.95 acre tract, in the westerly line of said Tract 1, for the southwest corner hereof;

THENCE North 07 degrees 15 minutes 00 seconds West, along the easterly line of said 0.95 acre tract and the westerly line of said Tract 1, 387.43 feet to the POINT OF BEGINNING.

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


Edward Rumsey
TX R.P.L.S #5729
Job # A0800211



08/09/2011
Date