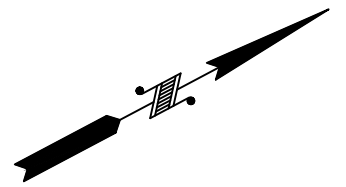
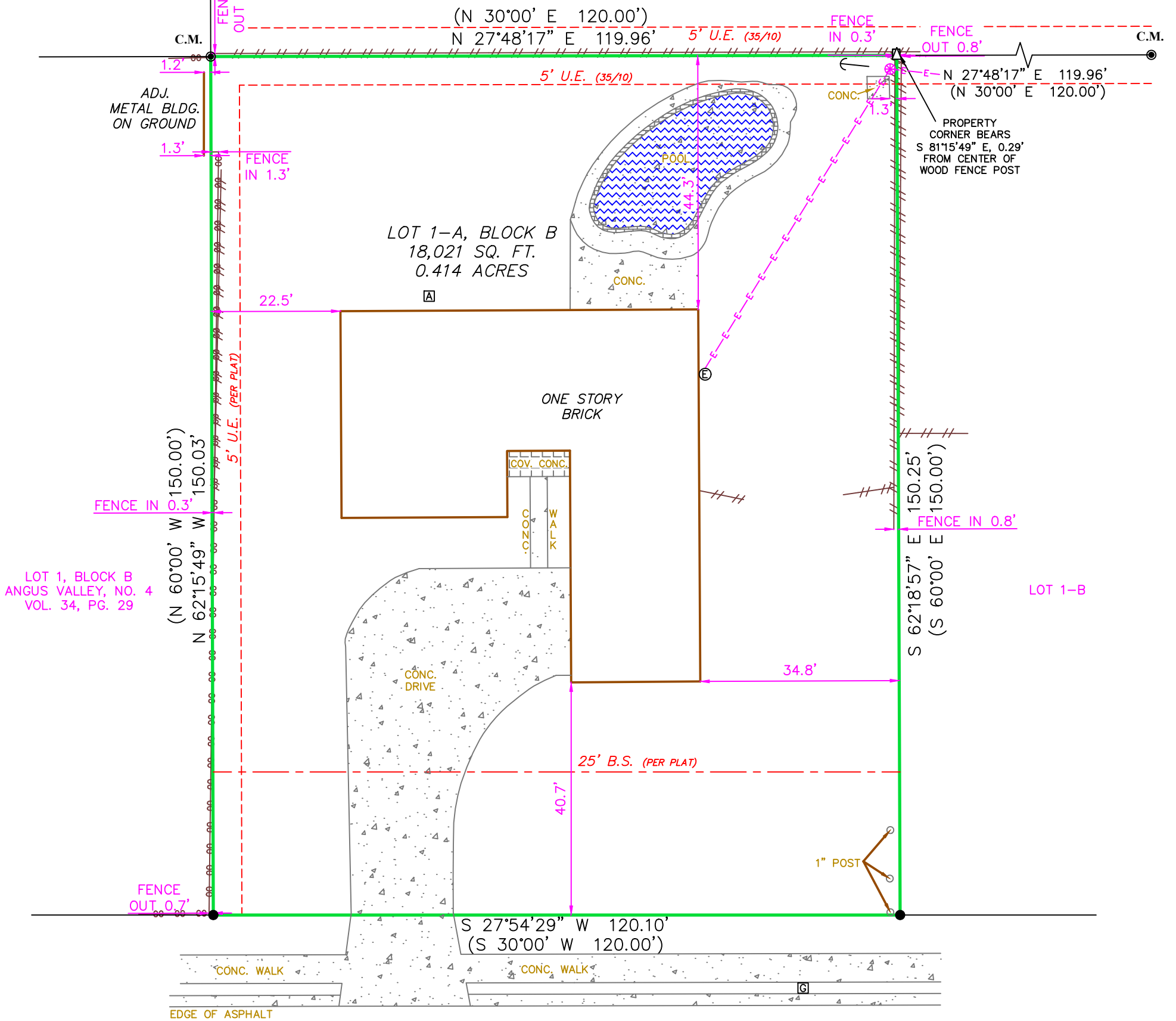


LOT 2, BLOCK B
ANGUS VALLEY, NO. 4
VOL. 34, PG. 29

LOT 2, BLOCK B
ANGUS VALLEY, NO. 5
VOL. 35, PG. 10



SCALE: 1"=20'



MUSTANG CHASE
(50' R.O.W.)

NOTE:
Bearings shown hereon are based on actual GPS Observations,
Texas State Plane Coordinates, Central Zone, Grid.

NOTE:
THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT TITLE COMMITMENT AND THERE
MAY BE EASEMENTS, RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD WHICH MAY
AFFECT THIS PROPERTY WHICH ARE NOT SHOWN ON THE FACE OF THIS SURVEY.

NOTE:
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK
LINES (IF ANY) AS FOLLOWS: VOLUME 69, PAGE 13 AND VOLUME 35, PAGE 10 OF THE PLAT RECORDS
OF TRAVIS COUNTY, TEXAS.

LEGEND CONT.

- ⊠ = A/C PAD
- = FENCE POST
- = GUY WIRE
- ⓐ = GFB BOX

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:



FLOOD ZONE INTERPRETATION: IT IS THE
RESPONSIBILITY OF ANY INTERESTED PERSONS TO
VERIFY THE ACCURACY OF FEMA FLOOD ZONE
DESIGNATION OF THIS PROPERTY WITH FEMA AND
STATE AND LOCAL OFFICIALS, AND TO DETERMINE
THE EFFECT THAT SUCH DESIGNATION MAY HAVE
REGARDING THE INTENDED USE OF THE
PROPERTY. The property made the subject of
this survey appears to be included in a FEMA
Flood Insurance Rate Map (FIRM), identified as
Community No. 48453C, Panel No. 0265 K,
which is Dated 01/06/2016. By scaling from
that FIRM, it appears that all or a portion of
the property may be in Flood Zone(s) X.
Because this is a boundary survey, the surveyor
did not take any actions to determine the Flood
Zone status of the surveyed property other than
to interpret the information set out on FEMA's
FIRM, as described above. THIS SURVEYOR DOES
NOT CERTIFY THE ACCURACY OF THIS
INTERPRETATION OF THE FLOOD ZONES, which
may not agree with the interpretations of FEMA
or State or local officials, and which may not
agree with the tract's actual conditions. More
information concerning FEMA's Special Flood
Hazard Areas and Zones may be found at
<https://msc.fema.gov/portal>.

Property Address:
12100 MUSTANG CHASE
Property Description:

BEING LOT 1-A, THE RESUBDIVISION OF LOT 1, BLOCK B,
ANGUS VALLEY, NUMBER 5, A SUBDIVISION LOCATED IN
THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING
TO THE PLAT RECORDED IN VOLUME 69, PAGE 13 OF THE
PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

Owner:
T.B.D.

I, DAVID L. ELZY, Registered Professional
Land Surveyor, State of Texas, certify that
the above plat represents an actual survey
made on the ground under my supervision,
and that my professional opinion is that
there are no discrepancies, conflicts,
shortages in area or boundary lines, or any
encroachment or overlapping of
improvements, except as may appear herein,
to the best of my knowledge and belief.



DAVID L. ELZY
Registered Professional Land Surveyor
Texas Registration No. 4675

FIRM REGISTRATION NO.
10111700

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- ⊠ = CALCULATED POINT
 - = FOUND 1/2" IRON PIPE
 - = FOUND 1/2" IRON ROD
 - () = RECORD INFORMATION
 - B.S. = BUILDING SETBACK
 - U.E. = UTILITY EASEMENT
 - C.M. = CONTROLLING MONUMENT
 - ⊕ = POWER POLE
 - ⓔ = ELECTRIC METER
 - = OVERHEAD ELECTRIC
 - Ⓜ = WATER METER
 - ⓐ = CHAIN LINK FENCE
 - = WOOD FENCE

DWG: DR RVD: DLE

G.F. NO. N.A.

JOB NO. 127405

TITLE COMPANY: N.A.

DATE: 09/26/2024