

LOT 16 LESS THE N. 2'; N.
46.57' OF LOT 17 & A
PORTION OF ADJOINING ALLEY

LOT 18; S. 4' OF LOT 17;
N. 20' OF LOT 19-20 &
PORTIONS OF THE VACATED ALLEYS

J.D. HEAD, JR. & D.L. DAVIS
V. 11927, PG. 924

CECILE M. DEWITT
DOC. 2005015843

LOT 15; S. 22.44' OF LOT 14;
N. 2' OF LOT 16 &
A PORTION OF ADJOINING ALLEY

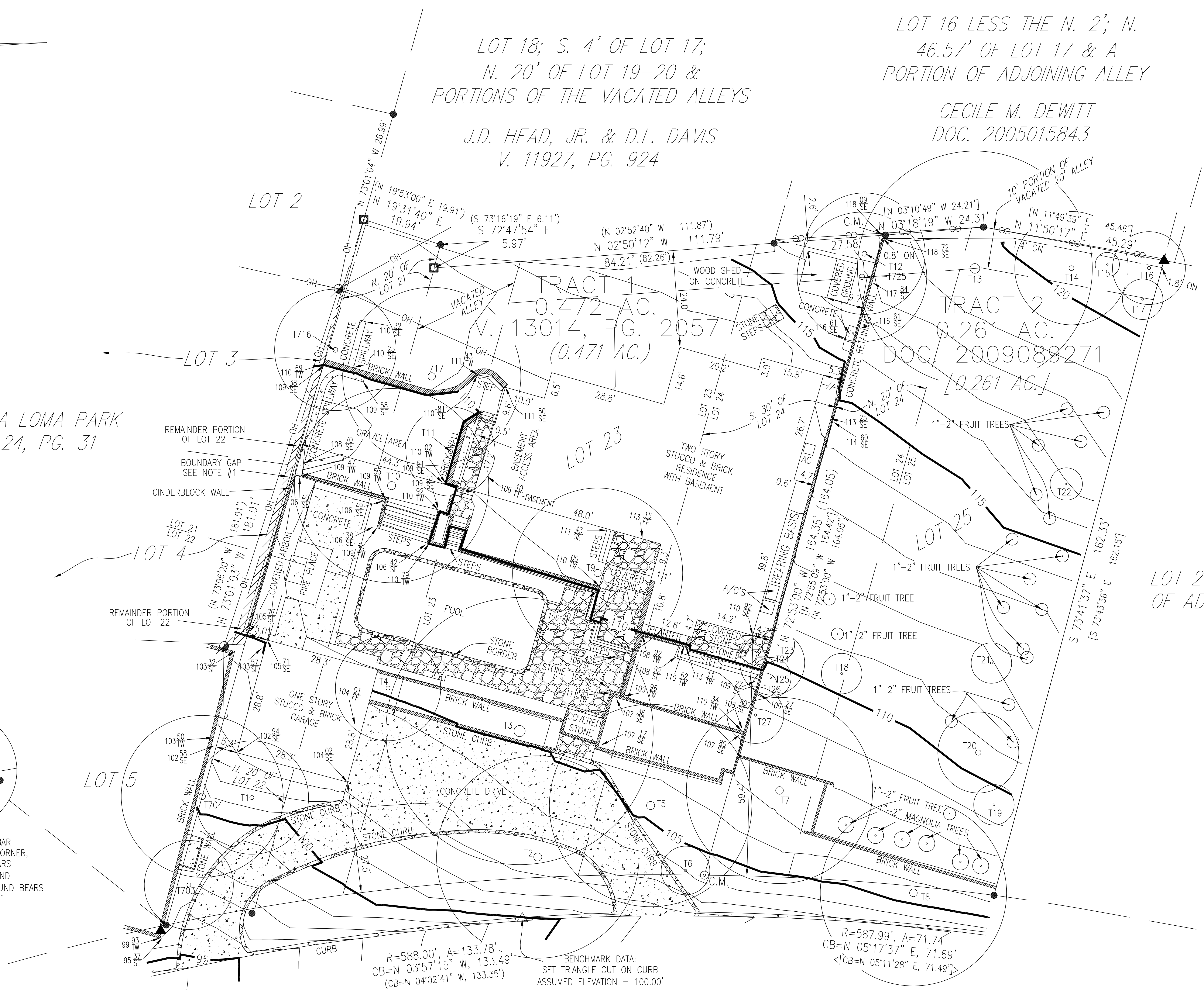
MIRA LOMA PARK
V. 24, PG. 31

TRACT 1
0.472 AC.
V. 13014, PG. 2057
(0.471 AC.)

TRACT 2
0.261 AC.
DOC. 2009089271
[0.261 AC.]

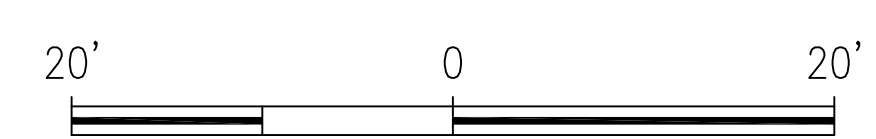
TAG NO.	DIA. (IN.)	DESCRIPTION
T1	14	PALM
T2	25	PALM
T3	33	BALD CYPRESS
T4	13	MAGNOLIA
T5	25	PALM
T6	6	OAK
T7	23	MESQUITE
T8	23	OAK
T9	21	OAK
T10	24	OAK
T11	11	MAGNOLIA
T12	16	PECAN
T13	29	OAK
T14	14	HACKBERRY
T15	3	OAK
T16	9	PECAN
T17	5	FRUIT
T18	5	ASH
T19	5	ASH
T20	10	CRAPPE MYRTLE
T21	5	ASH
T22	4	ASH
T23	4	YUN
T24	8	YUN
T25	5	YUN
T26	3	YUN
T27	7	YUN
T703	11	SYCAMORE
T704	20	PECAN
T716	15	BALD CYPRESS
T717	22	OAK
T725	15	PECAN

LOT 26 & PORTION
OF ADJOINING ALLEY



DETAIL
NOT TO SCALE

FROM A 1/2" IRON REBAR
FOUND AT THE PROPERTY CORNER,
A MAG NAIL FOUND BEARS
S 42°46'29" E, 1.93' AND
ANOTHER 1/2" IRON REBAR FOUND BEARS
N 06°29'17" W, 21.39'



TOPOGRAPHIC & TREE SURVEY

STREET ADDRESS: 2408 & 2410 McCALL ROAD CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS
REFERENCE NAME: ALLISON CASSEL

B & G SURVEYING, INC.
DEWEY H. BURRIS & ASSOCIATES, INC.
Surveyed by: B & G Surveying, Inc.
WWW.BANDGSURVEY.COM
1404 West North Loop Blvd. Austin, Texas 78756
Office 512-458-6969, Fax 512-458-9845

JOB #: B0305613_TA
DATE: 4/16/13
SCALE: 1"= 20'
FIELD WORK BY: REESE 3/21/13
CALCD BY: TONI 4/16/13
DRAFTED BY: TONI/BROOK 4/16/13
CHECKED BY: M.L. 4/16/13

- LEGEND**
- 1/2" REBAR FOUND
 - 1/2" CAPPED REBAR SET
 - 1/2" IRON PIPE FOUND
 - ▲ MAG NAIL FOUND
 - CAPPED REBAR FOUND
 - 9" SET IN CONCRETE
 - CALCULATED POINT
 - SPINDLE FOUND
 - CHAIN LINK FENCE
 - WOOD FENCE
 - METAL FENCE
 - B.L. BUILDING LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - () PER 13014/2057
 - () PER DOC. #2009089271
 - < > CALCULATED FROM RECORD DATA
 - CONTROL MONUMENT
 - R.O.W. RIGHT OF WAY
 - P.O.B. PLACE OF BEGINNING
 - OVERHEAD ELECTRIC
 - POWER POLE
 - 100.00' SPOT ELEVATION
 - 100.00' TOP OF WALL ELEVATION
 - 100.00' FINISHED FLOOR ELEVATION

Notes:
1) The hatched area labeled "BOUNDARY GAP" depicts a gap between this tract and Lots 2, 3 & 4 of Mira Loma Park Subdivision, recorded in V. 24, Pg. 31, Plat Records. Said hatched area is a remainder portion of Lots 21 & 22 of Mira Loma Subdivision recorded in V. 4, Pg. 16, Plat Records. Ownership of said area is unknown to the undersigned.
2) The City of Austin may have retained public utility easements over the vacated alleyways. Refer to the title report, if available, for said potential encumbrances.

LEGAL DESCRIPTION:

TRACT 1:
0.472 acre of land, being all of Lot 23 and portions of Lots 21, 22, and 24 and portions of the adjoining vacated alley of Mira Loma, a subdivision in the City of Austin, Texas, recorded in V. 4, Pg. 16, Plat Records of Travis County, Texas; said 0.472 acre tract being that same tract of land called 0.471 acre conveyed to Molly O'Connor Kemp in V. 13014, Pg. 2057 of the Real Property Records of Travis County, Texas.

TRACT 2:
0.261 acre of land, being all of Lot 25, a portion of Lot 24 and a portion of the adjoining vacated alley of Mira Loma, a subdivision in the City of Austin, Texas, recorded in V. 4, Pg. 16, Plat Records of Travis County, Texas; said 0.261 acre being that same tract of land called 0.261 acre conveyed to Ann O'Connor Harithas, Thomas Lane Keller and Stephanie Ann Kemp Loeffler, as trustees for the Molly O'Connor Kemp Trust No. 4 in Doc. No. 2009089271 of the Official Public Records of Travis County, Texas.

IMPORTANT NOTICE
This Survey was prepared without the benefit of a title commitment. There may be additional setback lines, easements and interests which are relevant to this property and unknown to B & G SURVEYING, INC.

FLOOD CERTIFICATION
THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 0 445 H, DATED 09/26/08. IT IS REPRESENTED AS IN ZONE "X". HOWEVER, AT THE PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAN ADMINISTRATOR.

TO THE LIENHOLDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED