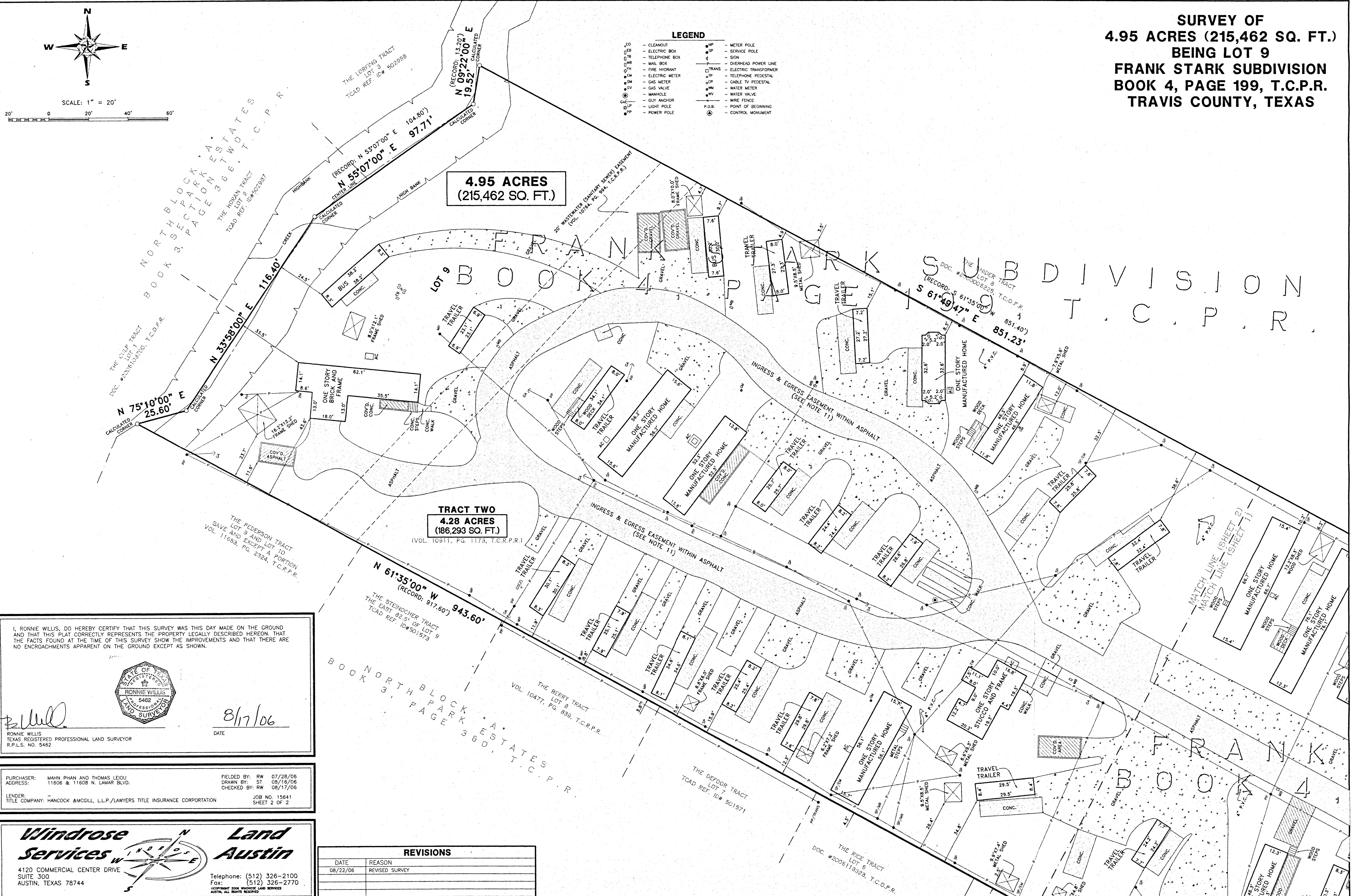
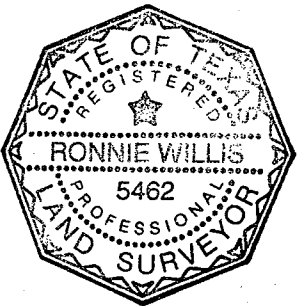


**SURVEY OF
4.95 ACRES (215,462 SQ. FT.)
BEING LOT 9
FRANK STARK SUBDIVISION
BOOK 4, PAGE 199, T.C.P.R.
TRAVIS COUNTY, TEXAS**

- LEGEND**
- CLEANOUT
 - ELECTRIC BOX
 - TELEPHONE BOX
 - MAIL BOX
 - FIRE HYDRANT
 - ELECTRIC METER
 - GAS METER
 - GAS VALVE
 - MANHOLE
 - GUY ANCHOR
 - LIGHT POLE
 - POWER POLE
 - METER POLE
 - SERVICE POLE
 - SIGN
 - OVERHEAD POWER LINE
 - ELECTRIC TRANSFORMER
 - TELEPHONE PEDESTAL
 - CABLE TV PEDESTAL
 - WATER METER
 - WATER VALVE
 - WIRE FENCE
 - POINT OF BEGINNING
 - CONTROL MONUMENT



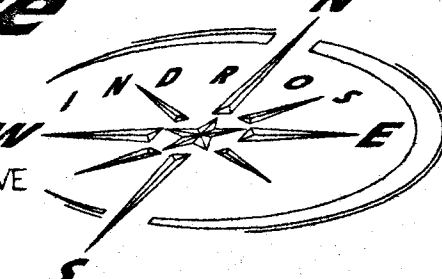
I, RONNIE WILLIS, DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON. THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN.



R. Willis 8/17/06
RONNIE WILLIS
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR
R.P.L.S. NO. 5462

PURCHASER: MAHN PHAN AND THOMAS LEJOU
ADDRESS: 11606 & 11608 N. LAMAR BLVD.
LENDER: HANCOCK & MCGILL, L.L.P./LAWYERS TITLE INSURANCE CORPORATION
TITLE COMPANY: HANCOCK & MCGILL, L.L.P./LAWYERS TITLE INSURANCE CORPORATION

FIELD BY: RW 07/28/06
DRAWN BY: ST 08/16/06
CHECKED BY: RW 08/17/06
JOB NO. 15641
SHEET 2 OF 2

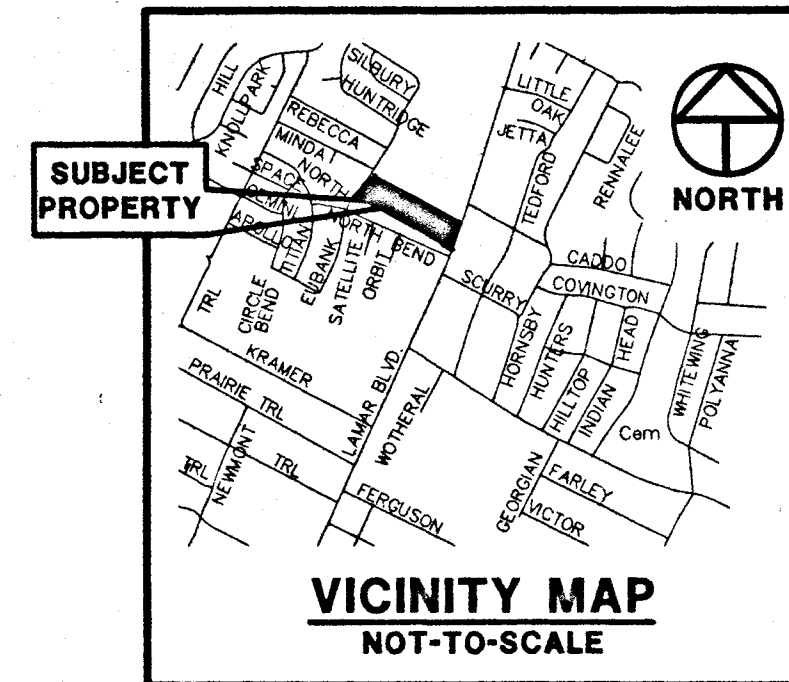
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REVISIONS	
DATE	REASON
08/22/06	REVISED SURVEY

**SURVEY OF
4.95 ACRES (215,462 SQ. FT.)
BEING LOT 9
FRANK STARK SUBDIVISION
BOOK 4, PAGE 199, T.C.P.R.
TRAVIS COUNTY, TEXAS**



LEGEND

○	CLEANOUT	○	METER POLE
□	ELECTRIC BOX	○	SERVICE POLE
□	TELEPHONE BOX	○	SIGN
□	MAIL BOX	○	OVERHEAD POWER LINE
○	FIRE HYDRANT	○	ELECTRIC TRANSFORMER
○	ELECTRIC METER	○	TELEPHONE PEDESTAL
○	GAS METER	○	CABLE TV PEDESTAL
○	GAS VALVE	○	WATER METER
○	MANHOLE	○	WATER VALVE
○	GUY ANCHOR	○	WIRE FENCE
○	LIGHT POLE	○	POINT OF BEGINNING
○	POWER POLE	○	CONTROL MONUMENT

GENERAL NOTES

- THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. 2421004802 OF HANCOCK & MCGILL, L.L.P./LAWYERS TITLE INSURANCE COMPANY, EFFECTIVE DATE OF MAY 4, 2006. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY.
- ALL BEARINGS ARE BASED ON THE RECORDED PLAT, UNLESS OTHERWISE NOTED.
- ALL EASEMENTS AND BUILDING LINES ARE BASED ON RECORDED PLAT, UNLESS OTHERWISE NOTED.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (UNSHADED) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY MAP NO. 480624 0115 E, REVISED JUNE 16, 1993. ZONE DETERMINATION WAS DONE BY GRAPHIC PLOTTING FROM THE FEMA MAP. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
- SUBJECT TO AN EASEMENT AND RIGHT-OF-WAY FOR AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE TO TEXAS POWER AND LIGHT COMPANY BY VOLUME 570, PAGE 349, T.C.D.R. FOUND NO ABOVEGROUND PHYSICAL EVIDENCE WITHIN SUBJECT PROPERTY PER FIELD INSPECTION AT TIME OF SURVEY, EXCEPT AS SHOWN.
- SUBJECT TO AN EASEMENT AND RIGHT-OF-WAY FOR AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE TO TEXAS POWER AND LIGHT COMPANY BY VOLUME 570, PAGE 444, T.C.D.R. FOUND NO ABOVEGROUND PHYSICAL EVIDENCE WITHIN SUBJECT PROPERTY PER FIELD INSPECTION AT TIME OF SURVEY, EXCEPT AS SHOWN.
- 100' EASEMENT AND RIGHT-OF-WAY FOR AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE TO THE LOWER COLORADO RIVER AUTHORITY BY VOLUME 632, PAGE 105, T.C.D.R. DOES NOT AFFECT SUBJECT PROPERTY.
- SUBJECT TO AN EASEMENT AND RIGHT-OF-WAY FOR AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE TO TEXAS POWER AND LIGHT COMPANY BY VOLUME 614, PAGE 53, T.C.D.R. FOUND NO ABOVEGROUND PHYSICAL EVIDENCE WITHIN SUBJECT PROPERTY PER FIELD INSPECTION AT TIME OF SURVEY, EXCEPT AS SHOWN.
- AN EASEMENT AND RIGHT-OF-WAY FOR AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE TO THE CITY OF AUSTIN BY VOLUME 655, PAGE 389, T.C.D.R. DOES NOT AFFECT SUBJECT PROPERTY.
- SUBJECT TO A BLANKET-TYPE ELECTRIC/TELEPHONE LINES AND SYSTEMS EASEMENT TO THE CITY OF AUSTIN BY VOLUME 3945, PAGE 1176, T.C.D.R. FOUND NO ABOVEGROUND PHYSICAL EVIDENCE WITHIN SUBJECT PROPERTY PER FIELD INSPECTION AT TIME OF SURVEY, EXCEPT AS SHOWN.
- WASTEWATER (SANITARY SEWER) EASEMENT TOGETHER WITH A TEMPORARY CONSTRUCTION EASEMENT AND TEMPORARY INGRESS AND EGRESS EASEMENT TO THE CITY OF AUSTIN BY VOLUME 10764, PAGE 994, T.C.P.R.P.
- SUBJECT TO BOUNDARY LINE AGREEMENT TO ESTABLISH THE EAST LINE OF THAT CERTAIN 0.160 ACRE TRACT OF LAND CONVEYED TO E.T. GAULT, ET AL, BY DEED RECORDED IN VOLUME 229, PAGE 128, T.C.D.R. AND THE WEST LINE OF THAT CERTAIN 0.500 ACRE TRACT CONVEYED TO CHARLES D. SAWYER BY DEED RECORDED IN VOLUME 8125, PAGE 230, T.C.D.R.

LEGAL DESCRIPTION

BEING A TRACT OR PARCEL OF LAND CONTAINING 4.95 ACRES (215,462 SQ. FT.), BEING LOT 9, FRANK STARK SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 4, PAGE 199, T.C.P.R. SAID 4.95 ACRE TRACT BEING COMPRISED OF A 0.17 ACRE TRACT, HEREIN CALLED TRACT ONE, AS DESCRIBED IN VOLUME 10911, PAGE 173, T.C.P.R.P., A 4.28 ACRE TRACT, HEREIN CALLED TRACT TWO, AS DESCRIBED IN VOLUME 10911, PAGE 173, T.C.P.R.P., AND A 0.50 ACRE TRACT, HEREIN CALLED TRACT THREE, AS DESCRIBED IN VOLUME 11126, PAGE 1098, T.C.P.R.P. SAID 4.95 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

BEGINNING AT A 1/2" IRON ROD FOUND LYING IN AN ARC, BEING IN THE NORTHWEST RIGHT-OF-WAY LINE OF N. LAMAR BLVD. (F.K.A. OLD DALLAS HIGHWAY) (F.K.A. STATE HIGHWAY NO. 2) (R.O.W. VARIES), MARKING THE SOUTHEAST CORNER OF THE SNIDER TRACT, AS DESCRIBED IN DOCUMENT NUMBER 2000006225, T.C.O.P.R., SAME BEING THE NORTHEAST CORNER OF SAID TRACT THREE, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID N. LAMAR BLVD., ALONG SAID ARC TO THE RIGHT WHOSE RADIUS IS 11,459.00', ALONG THE CHORD OF SAID ARC, SOUTH 22°33'00" WEST, AT A DISTANCE OF 106.82' PASSING A 1" BOLT FOUND MARKING THE SOUTHEAST CORNER OF SAID TRACT THREE, SAME BEING THE SOUTHERN MOST NORTHEAST CORNER OF SAID TRACT TWO, CONTINUING A TOTAL CHORD DISTANCE OF 244.07' TO A 1/2" IRON ROD SET, CAPPED "WINDROSE AUSTIN", MARKING THE NORTHWEST CORNER OF THE LORRIP TRACT AS DESCRIBED IN VOLUME 11663, PAGE 2324, T.C.P.R.P., BEING LOT 9 OF SAID FRANK STARK SUBDIVISION AND SAID TRACT TWO, FOR THE SOUTHWEST CORNER OF SAID TRACT TWO, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE SOUTHWEST LINE OF SAID TRACT TWO AND THE HEREIN DESCRIBED TRACT, NORTH 61°35'00" WEST, AT A DISTANCE OF 100.00' PASSING A 1/2" IRON PIPE FOUND IN THE NORTHWEST EAST LINE OF THE IBEKWE TRACT AS DESCRIBED IN DOCUMENT NUMBER 2003163131, T.C.O.P.R., BEING THE COMMON NORTH CORNER OF LOTS 1 AND 2, BLOCK "A", OF NORTH PARK ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 3, PAGE 360, T.C.P.R., CONTINUING WITH THE NORTHEAST LINE OF SAID NORTH PARK ESTATES A TOTAL DISTANCE OF 943.60' TO A 1/2" IRON ROD SET, CAPPED "WINDROSE AUSTIN", MARKING THE NORTHWEST CORNER OF THE PEDERSON TRACT AS DESCRIBED IN VOLUME 11663, PAGE 2324, T.C.P.R.P., BEING LOT 9 AND 10, SAVE AND EXCEPT A PORTION, OF SAID NORTH PARK ESTATES, SAME BEING THE SOUTHWEST CORNER OF SAID TRACT TWO, SAME BEING THE SOUTHWEST CORNER OF LOT 9 OF SAID FRANK STARK SUBDIVISION AND SAID TRACT TWO, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT LYING IN THE CENTERLINE OF A CREEK;

THENCE WITH THE COMMON LINE OF SAID BLOCK "A", NORTH PARK ESTATES SECTION TWO, AND THE HEREIN DESCRIBED TRACT, GENERALLY ALONG THE CENTERLINE OF SAID CREEK, THE FOLLOWING FOUR COURSES:

- NORTH 75°10'00" EAST, A DISTANCE OF 25.60' TO A CALCULATED CORNER FOR AN ANGLE POINT;
- NORTH 35°58'00" EAST, A DISTANCE OF 116.40' TO A CALCULATED CORNER, FOR AN ANGLE POINT;
- NORTH 55°07'00" EAST, A DISTANCE OF 97.71' (RECORD: NORTH 53°07'00" EAST, 104.80') TO A CALCULATED CORNER FOR AN ANGLE POINT;
- NORTH 09°22'00" EAST, A DISTANCE OF 19.52' (RECORD: 13.20') TO A CALCULATED CORNER, LYING IN THE SOUTHEAST LINE OF THE LORRIP TRACT AS REFERENCED BY TRAVIS COUNTY APPRAISAL DISTRICT PROPERTY ID NUMBER 502988, BEING LOT 3, BLOCK "A", OF SAID NORTH PARK ESTATES SECTION TWO, SAME BEING THE SOUTHWEST CORNER OF SAID SNIDER TRACT, SAME BEING THE NORTHWEST CORNER OF LOT 9 OF SAID FRANK STARK SUBDIVISION AND OF SAID TRACT TWO, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE COMMON LINE OF SAID SNIDER TRACT AND THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTHWEST LINE OF LOT 9 OF SAID FRANK STARK SUBDIVISION AND OF SAID TRACT TWO, SOUTH 61°49'47" EAST (RECORD: SOUTH 61°35'00" WEST), AT A DISTANCE OF 851.23' PASSING A 1/2" IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID TRACT ONE, SAME BEING THE NORTHWEST CORNER OF SAID TRACT THREE, CONTINUING A TOTAL DISTANCE OF 851.23' (RECORD: 851.40') TO THE POINT OF BEGINNING AND CONTAINING 4.95 ACRES (215,462 SQ. FT.) OF LAND.

I, RONNIE WILLIS, DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN.



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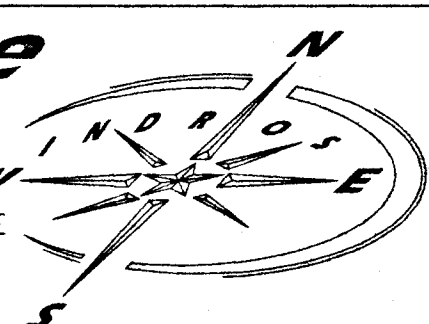
8/17/06
DATE

PURCHASER: MAHN PHAN AND THOMAS LEIQU
ADDRESS: 11606 & 11608 N. LAMAR BLVD.

FIELD BY: RW 07/28/06
DRAWN BY: ST 08/16/06
CHECKED BY: RW 08/17/06

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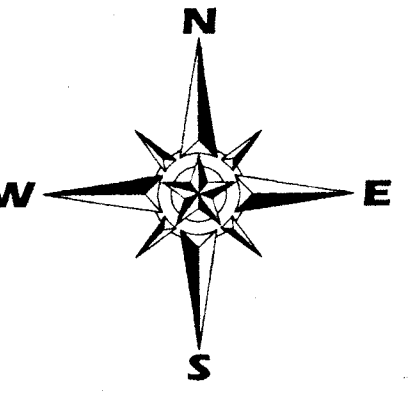
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REVISIONS

DATE	REASON
08/22/06	REVISED SURVEY

LINE TABLE

LINE	DISTANCE	BEARING
L1	106.82'	S 22°33'00" W
L2	212.52'	N 61°32'00" W
L3	105.23'	N 29°19'00" E
L4	199.95'	S 61°49'47" E
L5	105.23'	S 29°19'00" W
L6	68.00'	N 61°27'00" W
L7	104.78'	N 27°00'00" E
L8	72.24'	S 61°49'47" E



SCALE: 1" = 20'

