



# Travis County Commissioners Court Agenda Request <sup>Item C4</sup>

**Meeting Date:** May 27, 2014

**Prepared By:** Michael Hettenhausen, Planner **Phone #:** (512) 854-7563

**Division Director/Manager:** Anna Bowlin, Division Director of Development Services and Long Range Planning

**Department Head:**  Steven M. Manilla, P.E., County Executive-TNR

**Sponsoring Court Member:** Commissioner Daugherty, Precinct Three

**AGENDA LANGUAGE:** Approve setting a public hearing on Tuesday, July 1, 2014 to receive comments regarding a request for a total plat cancellation of the Revised Plat of Lot 1 Block A Angel Bay Subdivision in Precinct Three.

**BACKGROUND/SUMMARY OF REQUEST:**

In 2008, the owners of Lot 1 Block A Angel Bay Subdivision applied through Travis County to resubdivide the one 8.8 acre lot into two lots, located on Thurman Bend Road. This request was approved by Commissioners Court on September 30, 2008, and a resubdivision final plat was recorded with the County Clerk under document number 200800285, which created lots 1A and 1B.

The current owners of lots 1A and 1B, Joseph and Linda Loudon, have applied through Travis County for a total plat cancellation of the Revised Plat of Lot 1 Block A Angel Bay Subdivision. Approval of the total plat cancellation will return lots 1A and 1B back to a single lot (Lot 1 Block A).

**STAFF RECOMMENDATIONS:**

Travis County staff has reviewed the application, cleared all comments, and recommends the motion.

**ISSUES AND OPPORTUNITIES:**

As part of the requirements for a plat cancellation, a notice of public hearing sign will be placed on the subject property to announce the date, time, and location of the public hearing.

**FISCAL IMPACT AND SOURCE OF FUNDING:**

None.

**ATTACHMENTS/EXHIBITS:**

Precinct map  
Location map

Existing final plat  
Proposed final plat

**REQUIRED AUTHORIZATIONS:**

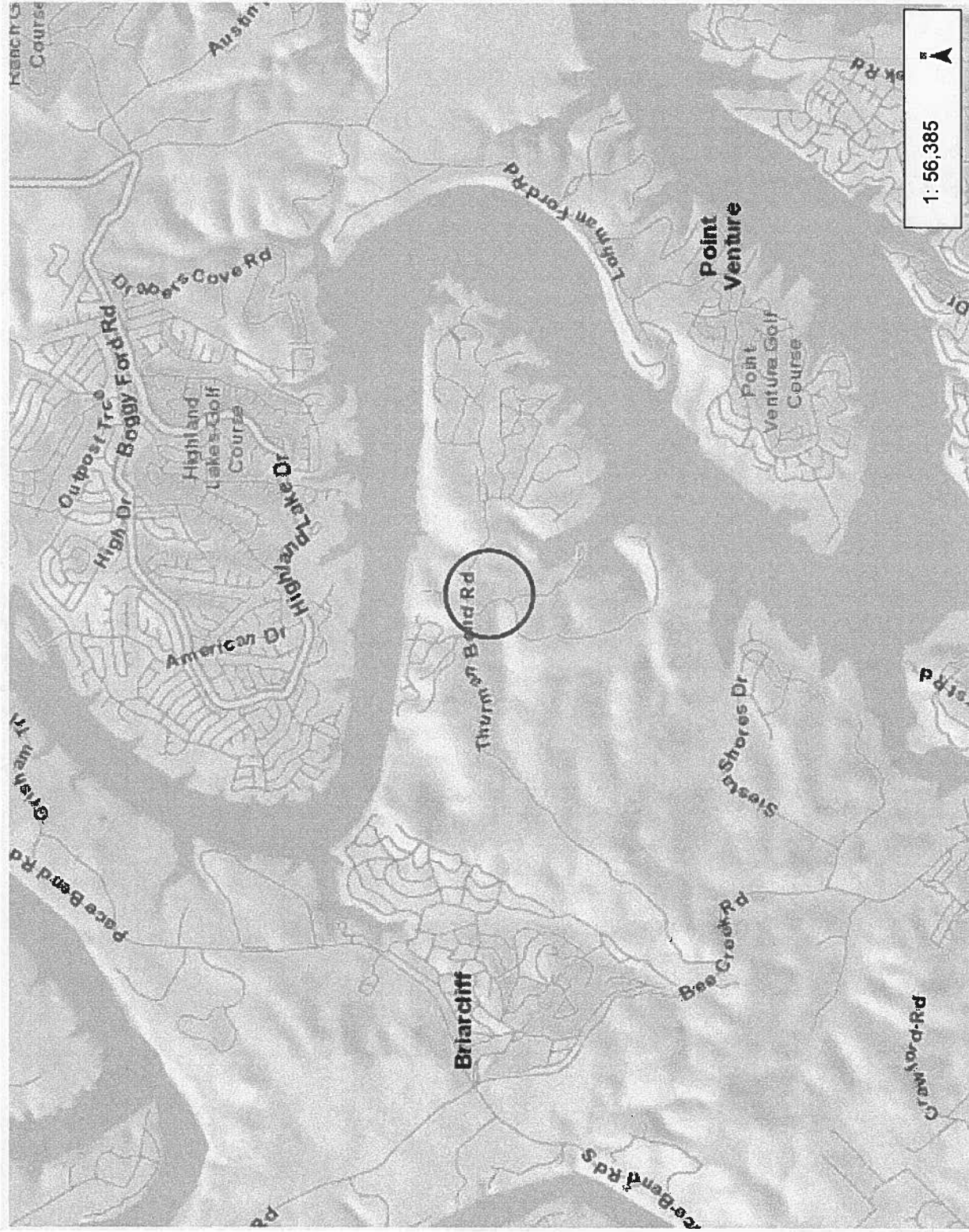
Cynthia McDonald	Financial Manager	TNR	(512) 854-4239
Steven M. Manilla	County Executive	TNR	(512) 854-9429

**CC:**

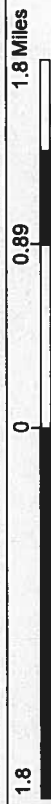

**SM:AB:mh**

**1101 - Development Services Long Range Planning - Total plat cancellation of the Revised Plat of Lot 1 Block A Angel Bay Subdivision**

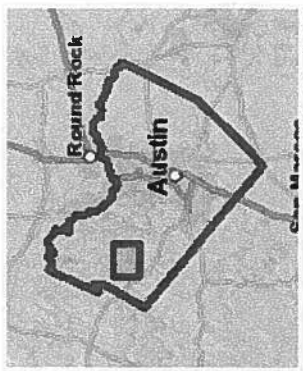
# PRECINCT MAP



1: 56,385



This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

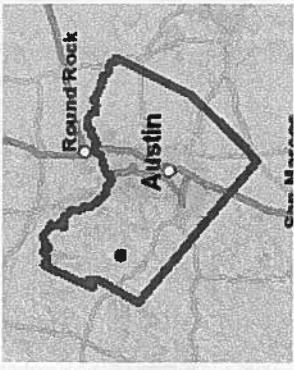
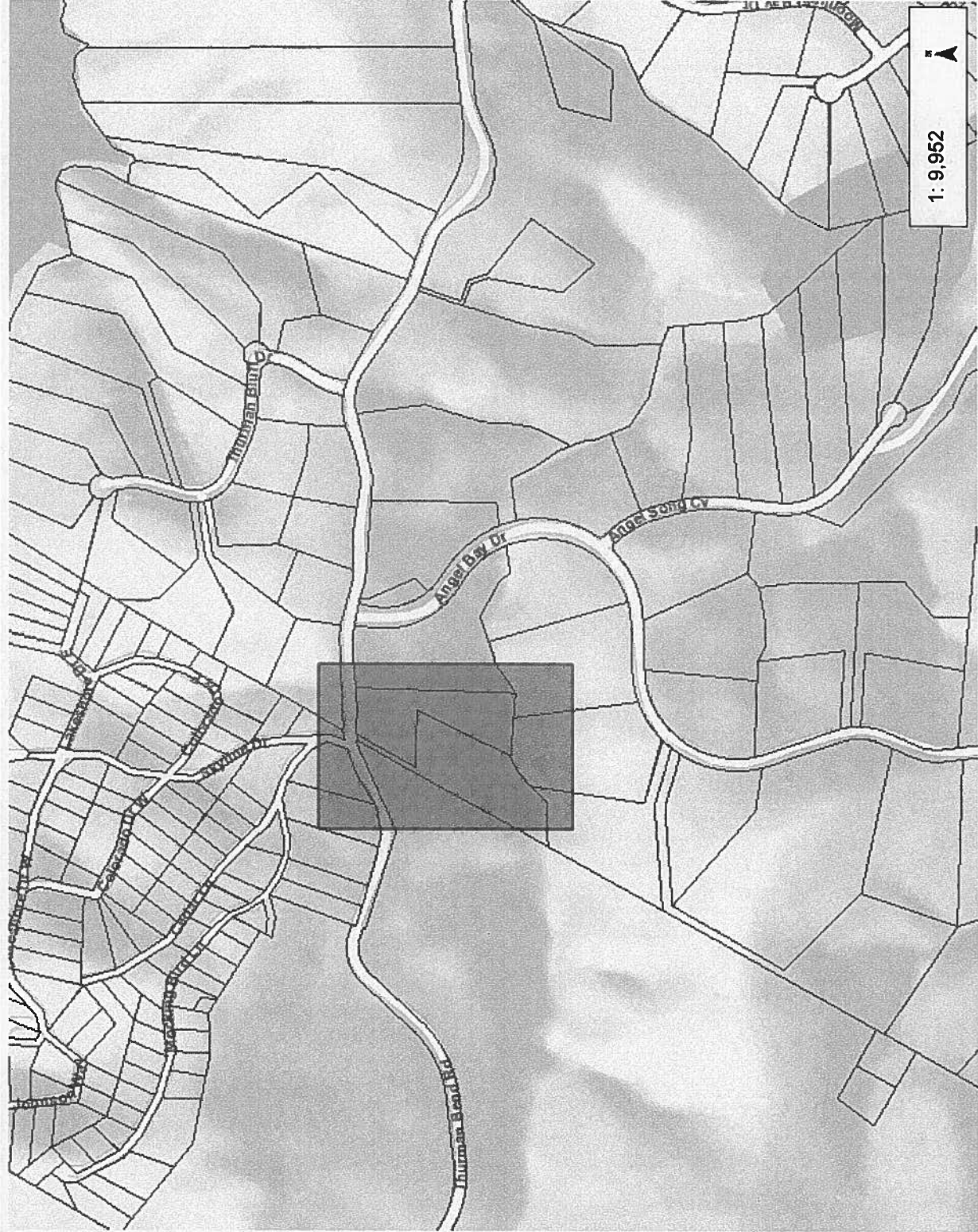


**Legend**

**Notes**

NOT TO SCALE

# LOCATION MAP



### Legend

- TCAD Parcels

### Notes

NOT TO SCALE

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

0.3 Miles

0.16

0

EXISTING PLAT

200800285

REVISED PLAT OF LOT 1 BLOCK A ANGEL BAY

Table with columns: LINE, BEARING, DISTANCE, RECORD LINE, BEARING, DISTANCE. Contains data for lines L-1, L-2, L-3 and their records.

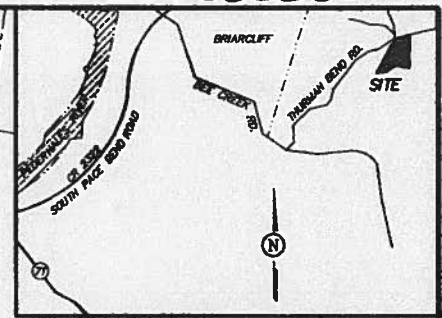
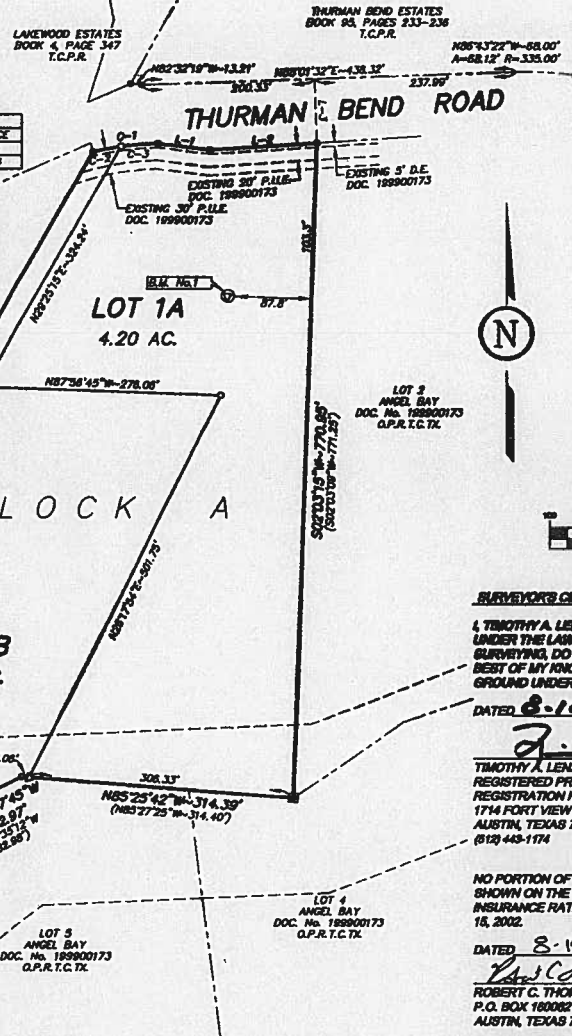
Table with columns: CURVE, DELTA, RADIUS, TANGENT, ARC, CHORD, BEARING. Contains data for curves C-1, C-2, C-3.

Table with columns: CURVE, DELTA, RADIUS, TANGENT, ARC, CHORD, BEARING. Contains data for record curve C-1.

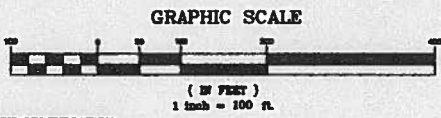
- LEGEND: 1/2" IRON PIN FOUND (UNLESS NOTED), IRON ROD FOUND CONC. MARK. SET, 1/4" IRON PIN SET W/ CAP MARKED "L&C" & ASSOC., MAIL SET, P.U.L.E. PUBLIC UTILITY EASEMENT, D.E. DRAINAGE EASEMENT, B.L. BUILDING LINE, (BKG-8017) RECORD CALL, T.C.P.R. TRANS COUNTY PLAT RECORDS, O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRANS COUNTY, TEXAS.

(501.01 AC) TRACT 5 LAKE TRAVIS RANCH, LLC DOC. No. 2007005081 O.P.R.T.C.T.X.

BEATY SEALE & FORWOOD SURVEY No. 42 BASE OF BEATINGS PER DOC. No. 189900173 (O.P.R.T.C.T.X.) AND BEATINGS PER DOC. No. 189900173 (O.P.R.T.C.T.X.)



LOCATION MAP - NTS table with columns: LOT, USAGE, ACREAGE. Shows Lot 1A (Residential, 4.20), Lot 1B (Residential, 4.63), Total Acreage (8.83), and Total Lots (2).



SURVEYOR'S CERTIFICATION: I, TIMOTHY A. LENZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION. DATED 8-14-2008. Signature of Timothy A. Lenz. REGISTERED PROFESSIONAL LAND SURVEYOR, REGISTRATION NO. 4389, 1714 FORT VIEW ROAD, SUITE 200, AUSTIN, TEXAS 78704, (512) 443-1174.

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #46303-088E, TRAVIS COUNTY, TEXAS, DATED APRIL 15, 2002. DATED 8-14-08. Signature of Robert C. Thompson. ROBERT C. THOMPSON, P.E., P.O. BOX 180082, AUSTIN, TEXAS 78716.

STATE OF TEXAS COUNTY OF TRAVIS I, DANA DEBEAUVOR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 30th DAY OF September, 2008, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT. WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE 30th DAY OF October, 2008. DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS.

Signature of G. Porter. DEPUTY G. PORTER. THE STATE OF TEXAS COUNTY OF TRAVIS I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 2nd DAY OF October, 2008, A.D. AND DULY RECORDED ON THE 2nd DAY OF October, 2008, A.D. AT THE CLERK'S OFFICE OF SAID COUNTY AND STATE IN DOCUMENT No. 200800285 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE DAY 2nd OF October, 2008, A.D. DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS. Signature of D. Bartholomew. DEPUTY

STATE OF TEXAS COUNTY OF TRAVIS THAT MICHAEL S. CLARKE AND POLLY C. CLARKE, OWNERS OF LOT 1, BLOCK A, ANGEL BAY, A SUBDIVISION OF RECORD IN DOCUMENT No. 189900173, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO US BY DEED OF RECORD RECORDED IN DOCUMENT No. 2004207048, DO HEREBY RESUBDIVIDE SAID LOT IN ACCORDANCE WITH CHAPTER 238.009 OF THE TEXAS LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH ATTACHED PLAT TO BE KNOWN AS:

REVISED PLAT OF LOT 1 BLOCK A ANGEL BAY

SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE EASEMENTS AS SHOWN HEREON, UNLESS OTHERWISE INDICATED, SUBJECT TO ANY RESTRICTIONS AND EASEMENTS HERETOFORE GRANTED AND NOT RELEASED.

Signature of Michael S. Clarke dated 8/15/08. Signature of Polly C. Clarke dated 8/15/08. MICHAEL S. CLARKE 20311 CORDELL LANE SPICEWOOD, TEXAS 78689. POLLY C. CLARKE 20311 CORDELL LANE SPICEWOOD, TEXAS 78689.

STATE OF TEXAS COUNTY OF TRAVIS THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 15th DAY OF August, 2008, A.D. BY MICHAEL S. CLARKE. WITNESS MY HAND AND SEAL OF OFFICE, THIS 15th DAY OF August, 2008, A.D.

Signature of Michael S. Clarke. NOTARY PUBLIC IN AND FOR Austin, TEXAS. THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 15th DAY OF August, 2008, A.D. BY POLLY C. CLARKE. WITNESS MY HAND AND SEAL OF OFFICE, THIS 15th DAY OF August, 2008, A.D.

Signature of Polly C. Clarke. NOTARY PUBLIC IN AND FOR Austin, TEXAS. DARRA C. FISHER Notary Public, State of Texas My Commission Expires October 13, 2011. WITNESS MY HAND AND SEAL OF OFFICE, THIS 15th DAY OF August, 2008, A.D. WITNESS MY HAND AND SEAL OF OFFICE, THIS 15th DAY OF August, 2008, A.D. WITNESS MY HAND AND SEAL OF OFFICE, THIS 15th DAY OF August, 2008, A.D.

LENZ & ASSOCIATES, INC. COMPLETE PROFESSIONAL LAND SURVEYING SERVICES (512) 443-1174 1714 FORT VIEW RD., SUITE 200 AUSTIN, TEXAS 78704 SURVEY # 2008-0222 F.B. 840/15 840/51

8.1 Land Projects 34 Angel Bay-Lot 1 Block A-Add'l-Non-Ad-Adm Plat 2008-0222 Aug. 0152008 2:51:03 PM, dlmr

# REVISED PLAT OF LOT 1 BLOCK A ANGEL BAY

**COMMISSIONERS COURT NOTES:**

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE IMPROVEMENTS) TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE PART OF THE DEVELOPER'S CONSTRUCTION.

**NOTES:**

1. BENCHMARK No. 1 - COTTON SPINDLE SET IN 1" PINE OAK. ELEVATION: 787.81
2. A TRAVIS COUNTY SITE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
3. PRIOR TO CONSTRUCTION ON ANY LOT HABITAT MITIGATION WILL BE REQUIRED. CONTACT THE TRAVIS COUNTY ENVIRONMENTAL SPECIALIST AT 512-854-7215, OR U.S. FISH AND WILDLIFE AT 512-490-0087.
4. WATER SERVICE FOR ALL LOTS IN THIS SUBDIVISION WILL BE PROVIDED BY PRIVATE WELL.
5. WASTEWATER WILL BE PROVIDED BY ON SITE SEPTIC FACILITIES.
6. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY.
7. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
8. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
9. L.C.R.A. NON-POINT SOURCE RESTRICTIONS ARE RECORDED IN DOCUMENT No. 1999035408 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**L.C.R.A. NPS RESTRICTIONS**

THE L.C.R.A. NPS AREAS ARE FOR THE PROTECTION OF THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORM WATER RUNOFF FROM DEVELOPED LAND, THE NATIVE LAND OR MANAGEMENT PRACTICES WITHIN THE L.C.R.A. NPS AREAS ARE TO HELP MAINTAIN CLEAN WATER IN OUR CREEKS, RIVERS AND LAKES, NO STRUCTURES OR IMPROVEMENTS, OTHER THAN NATIVE PLANT ENHANCEMENT OR MAINTENANCE TO THE AREA IN ACCORDANCE WITH L.C.R.A. RULES, MAY OCCUR WITHIN THE L.C.R.A. NPS AREAS WITHOUT SPECIFIC AUTHORIZATION AND APPROVAL IN WRITING FROM THE LOWER COLORADO RIVER AUTHORITY (LCRA), ITS SUCCESSORS, OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH AUTHORITY TO PERMIT SUCH IMPROVEMENTS FOR THE PROTECTION OF THE ENVIRONMENT. THE AREAS SHALL BE MAINTAINED BY EACH LOT OWNER BY PRESERVING AND RESTORING NATIVE GRASS VEGETATION ONLY. THE AREAS MAY NOT BE AMENDED EXCEPT BY EXPRESS WRITTEN AGREEMENT OF L.C.R.A., ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH PROPER AUTHORITY.

ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S LAKE TRAVIS NONPOINT SOURCE POLLUTION CONTROL ORDINANCE, SHOULD ANY LOT BE PROPOSED FOR A USE OTHER THAN SINGLE-FAMILY RESIDENTIAL, AN L.C.R.A. NPS DEVELOPMENT PERMIT, ITS SUCCESSOR OR ASSIGNS, MAY BE REQUIRED.

**L.C.R.A. NOTE:**

ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT LCRA WATERSHED MANAGEMENT AT 1-800-778-8272, EXTENSION 2234 FOR MORE INFORMATION.

EACH AND EVERY ON-SITE SEWAGE FACILITY INSTALLED WITHIN THIS SUBDIVISION MUST BE PERMITTED, INSPECTED AND LICENSED FOR OPERATION UNDER THOSE TERMS, STANDARDS AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND LOWER COLORADO RIVER AUTHORITY AS ARE IN EFFECT AT THE TIME SUCH APPLICATIONS FOR PERMITS AND LICENSING ARE MADE. THESE LOTS MAY REQUIRE PROFESSIONALLY DESIGNED WASTEWATER DISPOSAL SYSTEMS DUE TO TOPOGRAPHICAL, GEOLOGICAL AND WATER WELL CONSIDERATIONS.

*James Mcneel*  
LCRA DIST. REPRESENTATIVE      05/09/11/2

8/14/2008  
DATE

**ETL NOTE:**

THIS SUBDIVISION PLAT IS NOT LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF AUSTIN ON THIS THE 14<sup>TH</sup> DAY OF AUGUST, 2008

*Shauna Gray*  
VICTORIA M.P.E. DIRECTOR  
WATERSHED PROTECTION & DEVELOPMENT REVIEW DEPARTMENT

**NOTES FROM PREVIOUS PLAT OF ANGEL BAY, DOCUMENT No. 199900173, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.**

1. TRAVIS COUNTY SITE DEVELOPMENT PERMITS ARE REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
2. WATER WELLHEADS SHALL BE LOCATED A MINIMUM OF 5' FROM R.O.W. AND PROPERTY LINES.
3. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY.
4. NO RESIDENCE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO PRIVATE WATER AND WASTEWATER SYSTEMS AS APPROVED BY THE GOVERNING HEALTH OFFICIAL.
5. ALL INTERNAL STREETS ARE PRIVATE STREETS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SEE DOCUMENT No. 1999056407, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
6. MINIMUM FINISHED FLOOR ELEVATION FOR ALL STRUCTURES SHALL BE 1 (ONE) FOOT ABOVE THE ELEVATION OF THE 100-YEAR FLOOD PLAIN AS SHOWN HEREON. 717.00 MSL.
7. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY.
8. DEVELOPMENT WHICH EXCEEDS 20% IMPERVIOUS COVER, WHEN CALCULATED AGAINST THE TOTAL PROPERTY, SHALL CONTROL THE INCREASED STORMWATER.
9. L.C.R.A. DEVELOPMENT PERMITS ARE REQUIRED FOR ALL CONSTRUCTION IN THIS SUBDIVISION.
10. ALL DRIVEWAY CULVERTS SHALL BE A MINIMUM OF 18 INCHES IN DIAMETER.
11. ACCESS FOR LOTS 6, 7, 12, 13, 16, 17 AND 18, BLOCK A AND LOTS 16 AND 18, BLOCK B ARE RESTRICTED TO SINGLE DRIVEWAYS WITHIN THE JOINT ACCESS EASEMENT AS SHOWN HEREON. SEE DOCUMENT No. 1999041278, 1279, 1280, 1281, FOR JOINT ACCESS EASEMENT AGREEMENTS.
12. THERE IS A 30 FOOT PUBLIC UTILITY EASEMENT DEDICATED HEREON ACROSS LOTS 1 & 2, BLOCK A AND LOTS 1 & 2, BLOCK B, ALONG AND CONTIGUOUS WITH THURMAN BEND ROAD.
13. THERE IS A 30 FOOT PUBLIC UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS FRONTING ON ANGEL LIGHT DRIVE AND ANGEL BONGS COVE.
14. BENCH MARK:

No. 1 - 600 NAIL IN 16" LIVE OAK ON LOT 2, BLOCK A @ INTERSECTION OF THURMAN BEND ROAD AND ANGEL LIGHT DRIVE. ELEV. = 808.83"

No. 2 - 600 NAIL IN 16" LIVE OAK ON LOT 25, BLOCK B @ INTERSECTION OF ANGEL LIGHT DRIVE. ELEV. = 714.92"

**LENZ & ASSOCIATES, INC.**

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES

(512) 443-1174  
1714 FORT VIEW RD., SUITE 200  
AUSTIN, TEXAS 78704

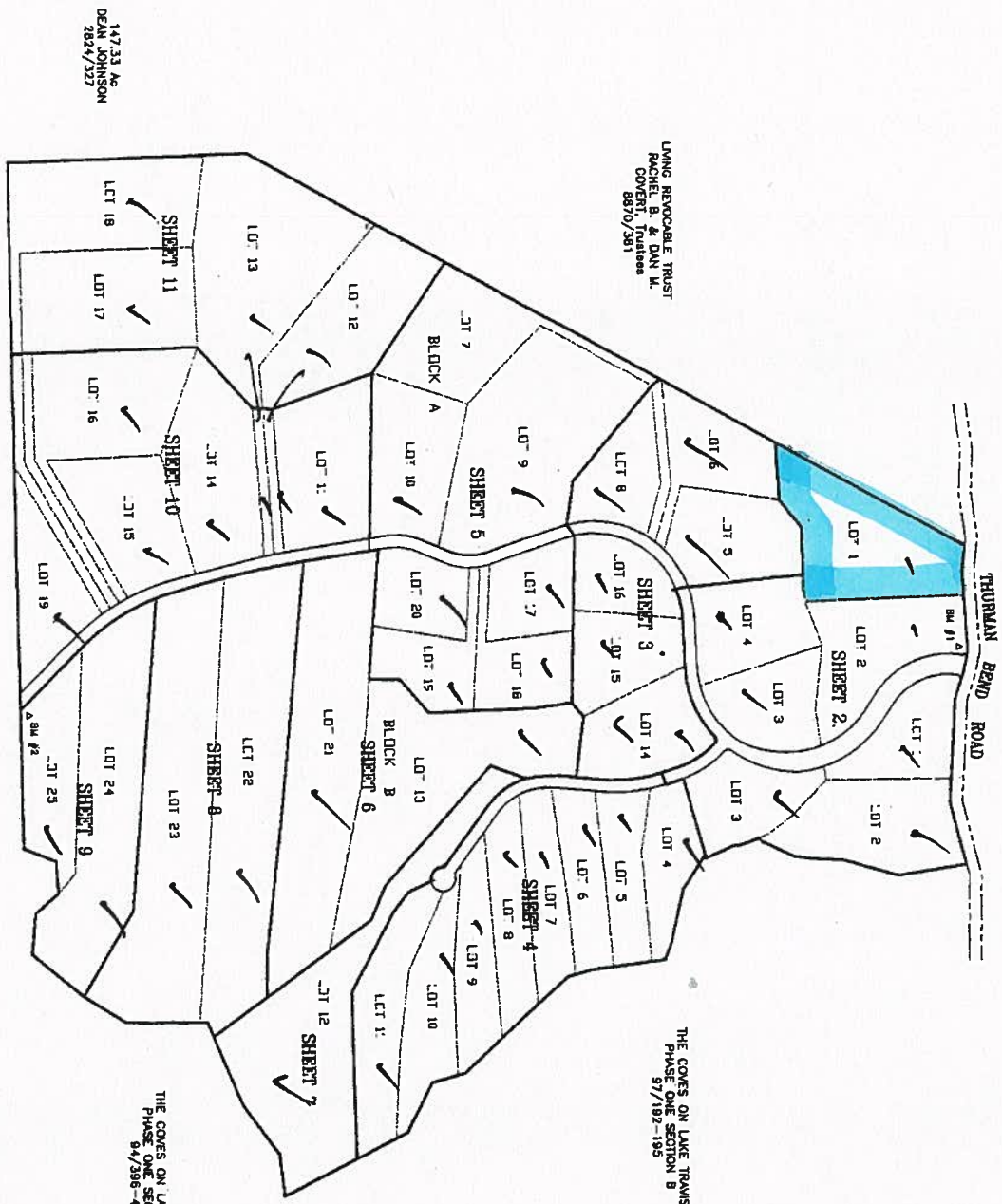
SURVEY # 2008-0222      F.B. 840/15, 840/51

9331.00 6/2/1999

199900173

PROPOSED PLAT

# ANGEL BAY



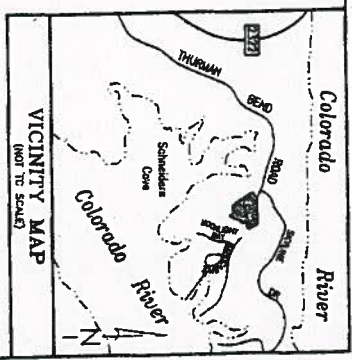
LONG RESERVABLE TRUST  
 RACHEL B. & DAN M.  
 COVERT, Trustees  
 8870/281

THE COVES ON LAKE TRAVIS  
 PHASE ONE SECTION B  
 97/192-195

147.33 AC  
 DEAN JOHNSON  
 2824/227

177.23 AC  
 JOHN P. SCHNEIDER, et al  
 7884/717

THE COVES ON LAKE TRAVIS  
 PHASE ONE SECTION A  
 84/398-401



McANGUS SURVEYING CO., INC.

1101 HIGHWAY 360 SOUTH  
 BUILDING E, SUITE 230  
 AUSTIN, TEXAS 78746  
 (512)328-9302