## PROPERTY DESCRIPTION:

BEING A 0.646 ACRE TRACT OF LAND SITUATED IN THE G. B. GATES SURVEY, ABSTRACT NO. 315, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ROY GONZALES AND WIFE, FELICITAS GONZALES, AS RECORDED IN VOLUME 2399, PAGE 438, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ROY GONZALES AND WIFE, FELICITAS GONZALES, AS RECORDED IN VOLUME 4543, PAGE 1005, SAID DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON PIPE FOUND AT THE SOUTHEAST CORNER OF SAID GONZALES TRACT (2399/438), SAID PIPE BEING THE INTERSECTION OF THE WEST LINE OF ARMSTRONG AVENUE AND THE NORTH LINE OF NEW KATY LANE:

THENCE NORTH 76° 30' 10" WEST, PASSING THE COMMON SOUTH CORNER OF SAID GONZALES TRACT (2399/438) AND AFORESAID GONZALES TRACT (4543/1005) AT A DISTANCE OF 127.63 FEET AND CONTINUING A TOTAL DISTANCE OF 179.81 FEET ALONG SAID NORTH LINE TO A FENCE CORNER AT THE SOUTHWEST CORNER OF SAID GONZALES TRACT (4543/1005), SAID FENCE CORNER BEING ON THE EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JOHN Z. GONZALES AND JOE Z. GONZALES, AS RECORDED IN VOLUME 10625, PAGE 393, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS;

THENCE NORTH 30° 04' 51" EAST, A DISTANCE OF 111.34 FEET ALONG THE COMMON LINE OF SAID GONZALES (4543/1005) AND GONZALES (10625/393) TRACTS TO A FENCE CORNER AT THE COMMON CORNER OF SAID GONZALES (4543/1005) AND GONZALES (10625/393) TRACTS AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO I-40 GROUP PARTNERSHIP, AS RECORDED IN INSTRUMENT NO. 2009210152, AFORESAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 17° 42' 42" EAST, A DISTANCE OF 52.94 FEET ALONG THE COMMON LINE OF SAID GONZALES (4543/1005) AND I-40 TRACTS TO A FENCE CORNER AT SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO I-40 GROUP, AS RECORDED IN INSTRUMENT NO. 2014094747, SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 89° 02' 31" EAST, A DISTANCE OF 156.07 FEET ALONG THE COMMON LINE OF SAID GONZALES (4543/1005) AND I-40 (2014094747) TRACTS TO A 1/2-INCH IRON ROD FOUND AT THE COMMON EAST CORNER OF SAID TRACTS, SAID IRON ROD BEING ON THE AFORESAID WEST LINE OF ARMSTRONG AVENUE;

THENCE SOUTH 20° 04' 55" WEST, A DISTANCE OF 51.97 FEET ALONG SAID WEST LINE TO A 1/2-INCH IRON PIPE FOUND AT THE COMMON EAST CORNER OF SAID GONZALES TRACT (4543/1005) AND AFORESAID GONZALES TRACT (2399/438);

THENCE SOUTH 13° 54' 00" WEST, A DISTANCE OF 146.84 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING AND CONTAINING 28,159 SQUARE FEET OR 0.646 OF ONE ACRE OF LAND.

#### THE PROPERTY IS NOT AFFECTED BY THE FOLLOWING (10b)-EASEMENT, VOL. 847, PG. 245, O.P.R.T.C.T.

## **FEMA NOTE** THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE

ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MAN RATING AS SHOWN BY MAP NO. 48453C0485 J, DATED AUGUST 18, 2014.

### SUBVEYOR'S CERTIFICATION: THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND

REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN, THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION. PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GENLIMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE. THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS (NOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

# **GENERAL NOTES**

.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON/IN THE RECORDED DEED.

2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE

3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE

4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE

RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH TEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.

THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. S.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR IÁZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE. 7.) THE EXISTING LITH ITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE LITH ITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID LITH ITIES. 8 ) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE

12912 ARMSTRONG AVENUE

CITY OF MANOR

TRAVIS COUNTY, TEXAS

ACTUAL HORIZONTAL LOCATION FOR CLARITY.

GF#: 2032781 BORROWER: HASAN YACOUB TITLE CO.: STEWART TITLE PREMIER JOB #: 23-04487 TECH: MSP/AV DATE: 06/10/2023

FIELD DATE: 06/09/2023

HAIN LINK FENCE ROUGHT IRON FENC IRE FENCE R. TIE RETAINING WALL VERHEAD TELEPHONE LINE 'ERHEAD ELECTRIC LINE = IRON ROD FOUND
= IRON PIPE FOUND
= IRON ROD SET WITH CAP FCP = METAL FENCE COR POST CM = CONTROLLING MONUMENT









