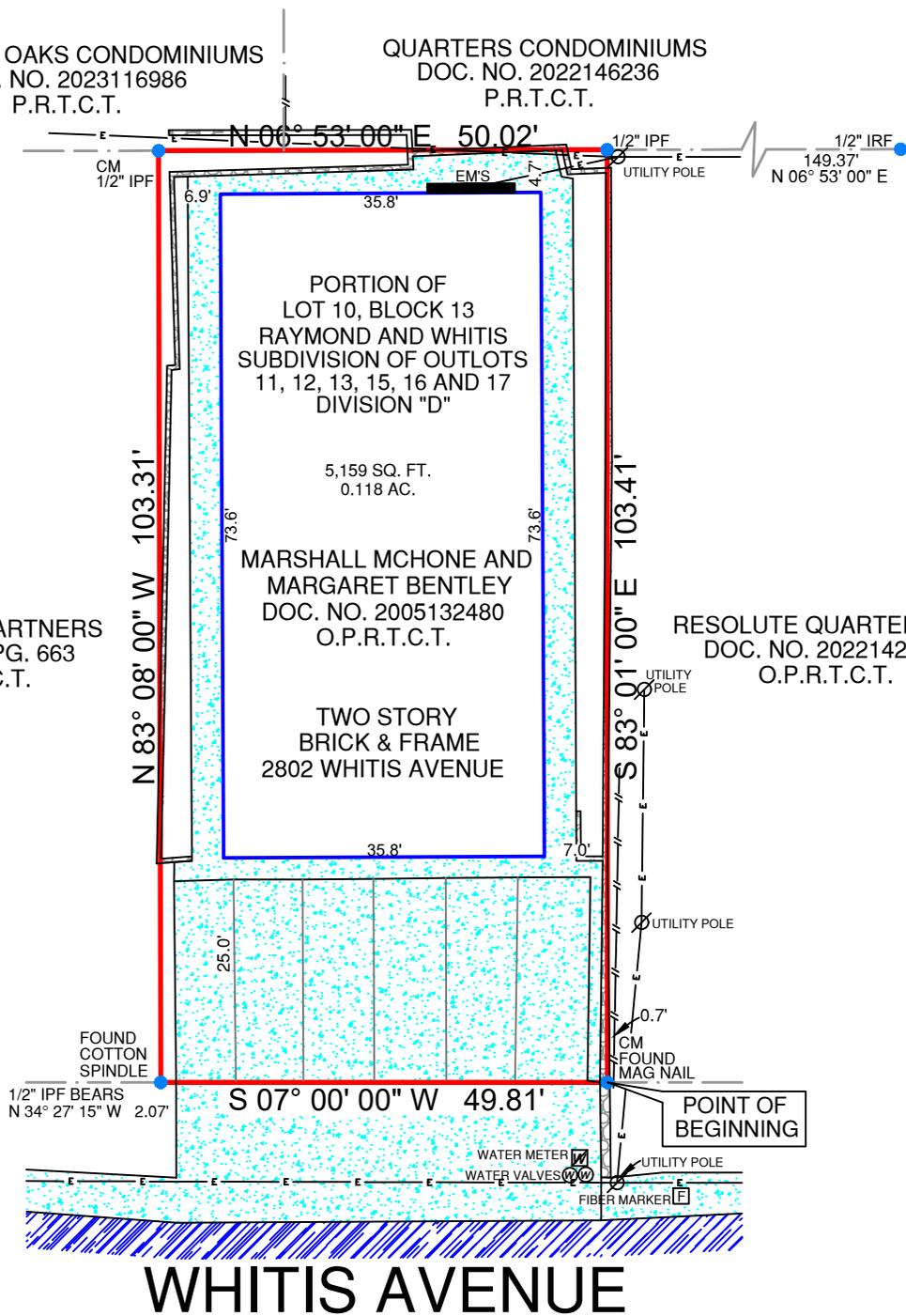


HEMPHILL OAKS CONDOMINIUMS
DOC. NO. 2023116986
P.R.T.C.T.

QUARTERS CONDOMINIUMS
DOC. NO. 2022146236
P.R.T.C.T.

SOMERSET PARTNERS
VOL. 12926, PG. 663
R.P.R.T.C.T.

RESOLUTE QUARTERS, LLC
DOC. NO. 2022142968
O.P.R.T.C.T.

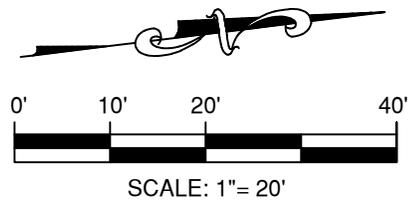


WHITIS AVENUE

LEGEND:

—x—x—	BARBWIRE FENCE	ASPHALT	
—o—o—	CHAINLINK FENCE	CONCRETE	
—□—□—	WROUGHT IRON FENCE	GRAVEL	
—//—//—	WOOD FENCE	TILE	
—v—v—	VINYL FENCE	WOOD	
—E—E—	ELECTRIC LINE	BRICK	
GM	GAS METER	STONE	
EM	ELECTRIC METER	(WOOD) RAILROAD TIE	
IPF	IRON PIPE FOUND		
IRS	IRON ROD SET WITH "PREMIER" CAP		
IRF	IRON ROD FOUND		
CM	CONTROLLING MONUMENT		

NOTES:
BEARINGS ARE BASED ON THE RECORDED DEED.
THE PROPERTY IS SUBJECT TO THE FOLLOWING:
(10f)-AGREEMENT, DOC. NO. 2003083896, O.P.R.T.C.T.



LEGAL DESCRIPTION:
BEING PART OF LOT 10, BLOCK 13, RAYMOND AND WHITIS SUBDIVISION OF OUTLOTS 11, 12, 13, 15, 16 AND 17, DIVISION "D", A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 1, PAGE 11, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO KNOWN AS A TRACT OF LAND DESCRIBED IN DEED TO MARSHALL MCHONE AND MARGARET BENTLEY AS RECORDED IN DOCUMENT NO. 2005132480, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON PAGE 2.

SURVEYOR'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 GF NUMBER 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 KNOWLEDGE 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.

GF. NO.	24-3386-A
BORROWER	
TITLE CO.	CORRIDOR TITLE
TECH	MSP/AV
FIELD	CH

FLOOD INFORMATION:
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 MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48453C0465 K, DATED JANUARY 22, 2020.

DATE: 11/19/2024 JOB NO.: 24-08111
FIELD: 11/15/2024

2802 WHITIS AVENUE, AUSTIN, TX 78705



DATE: _____
ACCEPTED BY: _____

Premier
Surveying LLC
5700 W. Plano Pkwy., Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 972-964-7021
Firm Registration No. 10146200

PREMIER SURVEYING LLC

**5700 W. Plano Parkway, Suite 1200
Plano, Texas 75093
972-612-3601
Fax: 972-964-7021**

Exhibit "A"
(2802 WHITIS AVENUE)

BEING PART OF LOT 10, BLOCK 13, RAYMOND AND WHITIS SUBDIVISION OF OUTLOTS 11, 12, 13, 15, 16 AND 17, DIVISION "D", A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 1, PAGE 11, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO KNOWN AS A TRACT OF LAND DESCRIBED IN DEED TO MARSHALL MCHONE AND MARGARET BENTLEY AS RECORDED IN DOCUMENT NO. 2005132480, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

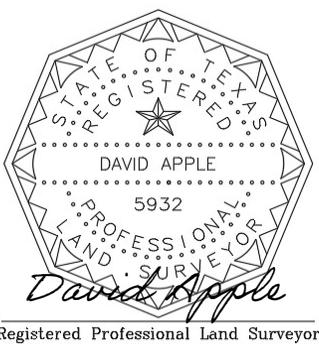
BEGINNING AT A MAG NAIL FOUND IN THE NORTHEAST CORNER OF SAID MCHONE AND BENTLEY TRACT, THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO RESOLUTE QUARTERS, LLC AS RECORDED IN DOCUMENT NO. 2022142968, SAID OFFICIAL PUBLIC RECORDS, SAID MAG NAIL BEING ON THE WEST LINE OF WHITIS AVENUE;

THENCE SOUTH 07° 00' 00" WEST ALONG SAID WEST LINE, A DISTANCE OF 49.81 FEET TO A COTTON SPINDLE FOUND AT THE COMMON CORNER OF SAID MCHONE AND BENTLEY TRACT AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO SOMERSET PARTNERS AS RECORDED IN VOLUME 12926, PAGE 663, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS;

THENCE NORTH 83° 08' 00" WEST ALONG THE COMMON LINE OF SAID MCHONE AND BENTLEY AND SOMERSET PARTNERS TRACTS, A DISTANCE OF 103.31 FEET TO A 1/2-INCH IRON PIPE FOUND AT THE COMMON CORNER OF SAID TRACTS, SAID IRON PIPE BEING ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO HEMPHILL OAKS CONDOMINIUMS AS RECORDED IN DOCUMENT NO. 2023116986, PLAT RECORDS, TRAVIS COUNTY, TEXAS;

THENCE NORTH 06° 53' 00" EAST ALONG THE COMMON LINE OF SAID MCHONE AND BENTLEY AND HEMPHILL OAKS CONDOMINIUM TRACTS, A DISTANCE OF 50.02 FEET TO A 1/2-INCH IRON PIPE FOUND AT THE COMMON CORNER OF SAID MCHONE AND BENTLEY TRACT, THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO QUARTERS CONDOMINIUMS AS RECORDED IN DOCUMENT NO. 2022146236, SAID PLAT RECORDS, AND THE SOUTHWEST CORNER OF THE AFORESAID RESOLUTE QUARTERS, LLC TRACT;

THENCE SOUTH 83° 01' 00" EAST, ALONG THE COMMON LINE OF SAID MCHONE AND BENTLEY TRACT AND SAID RESOLUTE QUARTERS, LLC TRACT, A DISTANCE OF 103.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 5,159 SQUARE FEET OR 0.118 OF ONE ACRE OF LAND.



Survey Plat of even date attached hereto and made a part hereof.

Date: 11/15/2024