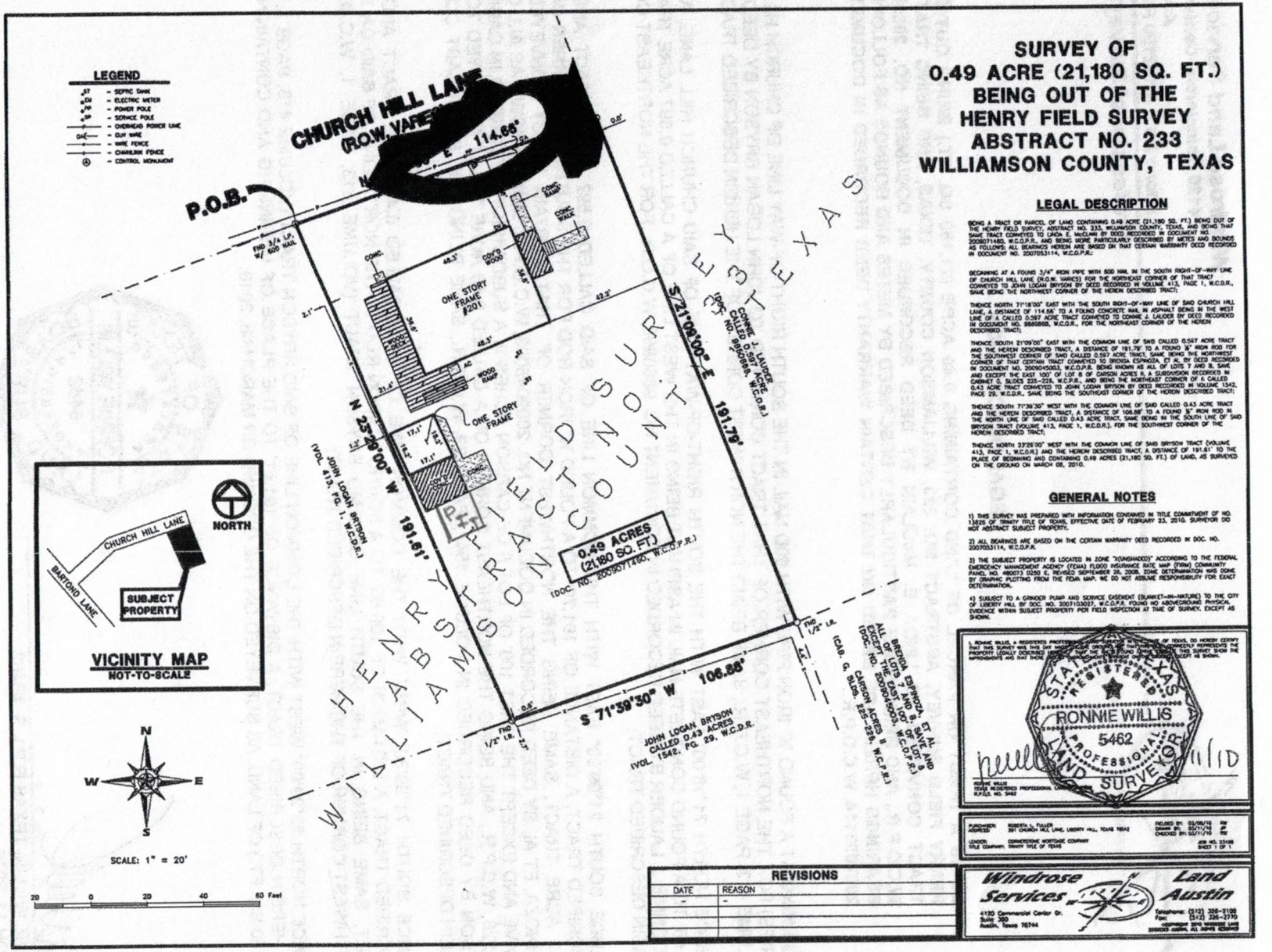

SURVEY OF 0.49 ACRE (21,180 SQ. FT.) BEING OUT OF THE HENRY FIELD SURVEY ABSTRACT NO. 233 WILLIAMSON COUNTY, TEXAS

LEGAL DESCRIPTION

BEING A TRACT OR PARCEL OF LAND CONTAINING 0.49 ACRE (21,180 SQ. FT.) BEING OUT OF THE HENRY FIELD SURVEY, ABSTRACT NO. 233, WILLIAMSON COUNTY, TEXAS, AND BEING THAT SAME TRACT CONVEYED TO LINDA E. McCLAIN BY DEED RECORDED IN DOCUMENT NO. 2005071460, W.C.O.P.R., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; ALL BEARINGS HEREIN ARE BASED ON THAT CERTAIN WARRANTY DEED RECORDED IN DOCUMENT NO. 2007053114, W.C.O.P.R.;

BEGINNING AT A FOUND 3/4" IRON PIPE WITH 600 NAIL IN THE SOUTH RIGHT-OF-WAY LINE OF CHURCH HILL LANE (R.O.W. VARIES) FOR THE NORTHEAST CORNER OF THAT TRACT CONVEYED TO JOHN LOGAN BRYSON BY DEED RECORDED IN VOLUME 413, PAGE 1, W.C.D.R., SAME BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 71°18'00" EAST WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID CHURCH HILL LANE, A DISTANCE OF 114.66' TO A FOUND CONCRETE NAIL IN ASPHALT BEING IN THE WEST LINE OF A CALLED 0.587 ACRE TRACT CONVEYED TO CONNIE J. LAUDER BY DEED RECORDED IN DOCUMENT NO. 9850868, W.C.O.R., FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 21°09'00" EAST WITH THE COMMON LINE OF SAID CALLED 0.587 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 191.79' TO A FOUND ½" IRON ROD FOR THE SOUTHWEST CORNER OF SAID CALLED 0.587 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO BRENDA ESPINOZA ET AL BY DEED RECORDED IN DOCUMENT NO. 2005045003, W.C.O.P.R. BEING KNOWN AS ALL OF LOTS 7 AND 8, SAVE AND EXCEPT THE EAST 100' OF LOT 8 OF CARSON ACRES II, A SUBDIVISION RECORDED IN CABINET C, SLIDES 225-226, W.C.P.R., AND BEING THE NORTHEAST CORNER OF A CALLED 0.43 ACRE TRACT CONVEYED TO JOHN LOGAN BRYSON BY DEED RECORDED IN VOLUME 1542, PAGE 29, W.C.D.R., SAME BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 71°39'30" WEST WITH THE COMMON LINE OF SAID CALLED 0.43 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 106.88' TO A FOUND ½" IRON ROD IN THE NORTH LINE OF SAID CALLED 0.43 ACRE TRACT, SAME BEING IN THE SOUTH LINE OF SAID BRYSON TRACT (VOLUME 413, PAGE 1, W.C.D.R.), FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 23°25'00" WEST WITH THE COMMON LINE OF SAID BRYSON TRACT (VOLUME 413, PAGE 1, W.C.D.R.) AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 191.61' TO THE PLACE OF BEGINNING AND CONTAINING 0.49 ACRES (21,180 SQ. FT.) OF LAND, AS SURVEYED ON THE GROUND ON MARCH 08, 2010.

GENERAL NOTES

1) THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. 13626 OF TRINITY TITLE OF TEXAS, EFFECTIVE DATE OF FEBRUARY 23, 2010. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY.

2) ALL BEARINGS ARE BASED ON THE CERTAIN WARRANTY DEED RECORDED IN DOC. NO. 2007053114, W.C.O.P.R.

3) THE SUBJECT PROPERTY IS LOCATED IN ZONE "X(UNSHADED)" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480073 0250 E, REVISED SEPTEMBER 26, 2008. ZONE DETERMINATION WAS DONE BY GRAPHIC PLOTTING FROM THE FEMA MAP. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

4) SUBJECT TO A GRINDER PUMP AND SERVICE EASEMENT (BLANKET-IN-NATURE) TO THE CITY OF LIBERTY HILL OF DOC. NO. 2007103027, W.C.O.P.R. FOUND NO ABOVEGROUND PHYSICAL EVIDENCE WITHIN SUBJECT PROPERTY FOR FIELD INSPECTION AT TIME OF SURVEY, EXCEPT AS SHOWN.

I, RONNIE WILLIS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THIS SURVEY SHOW THE BOUNDARIES AND SIZE THEREOF, THE CONDITIONS OF THE PROPERTY AS FOUND AT THE TIME OF THIS SURVEY, EXCEPT AS SHOWN.

STATE OF TEXAS REGISTERED RONNIE WILLIS 5462 PROFESSIONAL LAND SURVEYOR

RONNIE WILLIS
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR
R.P.L.S. NO. 5462

PURCHASER:	ROBERTA A. FULLER	PLOTTED BY:	03/08/10 BW
ADDRESS:	201 CHURCH HILL LANE, LIBERTY HILL, TEXAS 78642	DRAWN BY:	03/11/10 BW
		CHECKED BY:	03/11/10 RW
LENDER:	CORNERSTONE MORTGAGE COMPANY		JOB NO. 23108
TITLE COMPANY:	TRINITY TITLE OF TEXAS		SHEET 1 OF 1

REVISIONS

DATE	REASON
-	-

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