

PROPERTY DESCRIPTION:

BEING A PORTION OF LOT 15, FOREST PARK, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 75, PAGE 245, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE EAST CORNER OF SAID LOT 15 AND THE SOUTH CORNER OF LOT 13, SAID ADDITION, SAID IRON ROD BEING ON THE NORTHWEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO SCHMIDT INVESTMENTS, LTD., AS RECORDED IN INSTRUMENT NO. 2010107755, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS;

THENCE SOUTH 30° 28' 00" WEST, A DISTANCE OF 124.38 FEET ALONG THE COMMON LINE OF SAID LOT 15 AND SAID SCHMIDT TRACT TO A SET MAG NAIL AT THE MOST EASTERLY SOUTH CORNER OF SAID LOT 15;

THENCE NORTH 59° 32' 00" WEST, A DISTANCE OF 50.00 FEET ALONG SAID COMMON LINE TO A FENCE CORNER FROM WHICH A 1/2-INCH IRON PIPE FOUND BEARS SOUTH 11° 19' 54" WEST - 0.75 OF ONE FOOT;

THENCE SOUTH 24° 17' 00" WEST, A DISTANCE OF 28.93 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND ON THE NORTHEAST LINE OF W. U.S. HIGHWAY 290;

THENCE NORTH 74° 30' 03" WEST, A DISTANCE OF 168.79 FEET ALONG SAID NORTHEAST LINE TO A FOUND TXDOT MONUMENT ON THE COMMON LINE OF AFORESAID LOT 15 AND LOT 14, AFORESAID ADDITION;

THENCE NORTH 20° 10' 00" EAST, A DISTANCE OF 199.96 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND AT THE EAST CORNER OF SAID LOT 14 AND THE NORTH CORNER OF SAID LOT 15, SAID IRON ROD BEING ON THE SOUTHWEST LINE OF AFORESAID LOT 13;

THENCE SOUTH 59° 32' 00" EAST, A DISTANCE OF 245.70 FEET ALONG THE COMMON LINE OF SAID LOTS 13 AND 15 TO THE POINT OF BEGINNING AND CONTAINING 37,830 SQUARE FEET OR 0.868 OF ONE ACRE OF LAND.

THIS PROPERTY IS NOT AFFECTED BY THE FOLLOWING:
(10e)-EASEMENT, VOL. 570, PG. 462, D.R.T.C.T.
(10f)-EASEMENT, VOL. 1611, PG. 91, D.R.T.C.T.
(10g)-EASEMENT, VOL. 2227, PG. 489, D.R.T.C.T.
(10h)-EASEMENT, VOL. 2671, PG. 161, D.R.T.C.T.

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. 48453C0560 J, DATED JANUARY 22, 2020.

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 HERON 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.

GENERAL NOTES
1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON THE RECORDED PLAT.
2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE MEANDERING.
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 GF NUMBER LISTED HEREON.
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 ITEMS 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.
5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
7.) THE EXISTING UTILITIES 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 UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.

8504 W. U.S. HIGHWAY 290
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

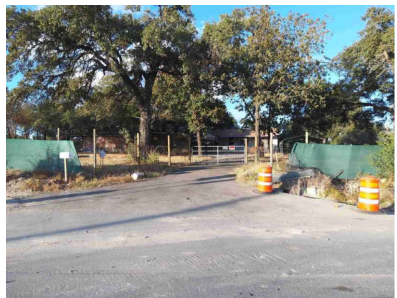
GF#: 8993-22-30977TB

TITLE CO.: PATTEN TITLE

PREMIER JOB #: 24-07230

TECH: MSP DATE: 10/31/24

FIELD: CH FIELD DATE: 10/28/24



CONCRETE
BRICK
ASPHALT
WOOD
STONE
GRAVEL
COVERED AREA
CM = CONTROLLING MONUMENT

WOOD FENCE
CHAIN LINK FENCE
WROUGHT IRON FENCE
METAL WIRE FENCE
R.R. TIE RETAINING WALL
BRICK WALL
STONE WALL
OVERHEAD TELEPHONE LINE
OVERHEAD ELECTRIC LINE
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
IRS = IRON ROD SET
MFCP = METAL FENCE COR POST
WFPC = WOOD FENCE COR POST

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STATE OF TEXAS
REGISTERED
DAVID APPLE
5932
PROFESSIONAL
LAND SURVEYOR
Registered Professional Land Surveyor

