

PROPERTY DESCRIPTION:

BEING A PORTION OF LOT 8, OF BEAU SITE, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 2, PAGE 184, PLAT RECORDS, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO SHANNON H. RATLIFF AND WIFE, MARTHA GAY RATLIFF, AS RECORDED IN VOLUME 5534, PAGE 1453, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID LOT 8, SAID IRON PIPE BEING THE COMMON NORTH CORNER OF SAID RATLIFF TRACT AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO AUSTIN PRESBYTERIAN THEOLOGICAL SEMINARY, AS RECORDED IN INSTRUMENT NO. 2002136999, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, BEING ON THE SOUTH LINE OF E. 37TH STREET;

THENCE SOUTH 28° 32' 00" WEST, A DISTANCE OF 254.26 FEET (DEED = 254.22 FEET) ALONG THE EAST LINE OF SAID LOT 8 AND SAID RATLIFF TRACT TO A FOUND 60D NAIL AT THE COMMON EAST CORNER OF SAID RATLIFF TRACT AND WALTHER ADDITION, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 77, PAGE 321, AFORESAID PLAT RECORDS, SAID NAIL BEING ON THE WEST LINE OF SECOND RESUB. LOTS 2, 3, 4 AND PART OF 5, OAKVALE, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 75, PAGE 12, SAID PLAT RECORDS;

THENCE NORTH 70° 46' 00" WEST, A DISTANCE OF 36.11 FEET ALONG THE COMMON LINE OF SAID RATLIFF TRACT AND SAID WALTHER ADDITION TO A FOUND 60D NAIL;

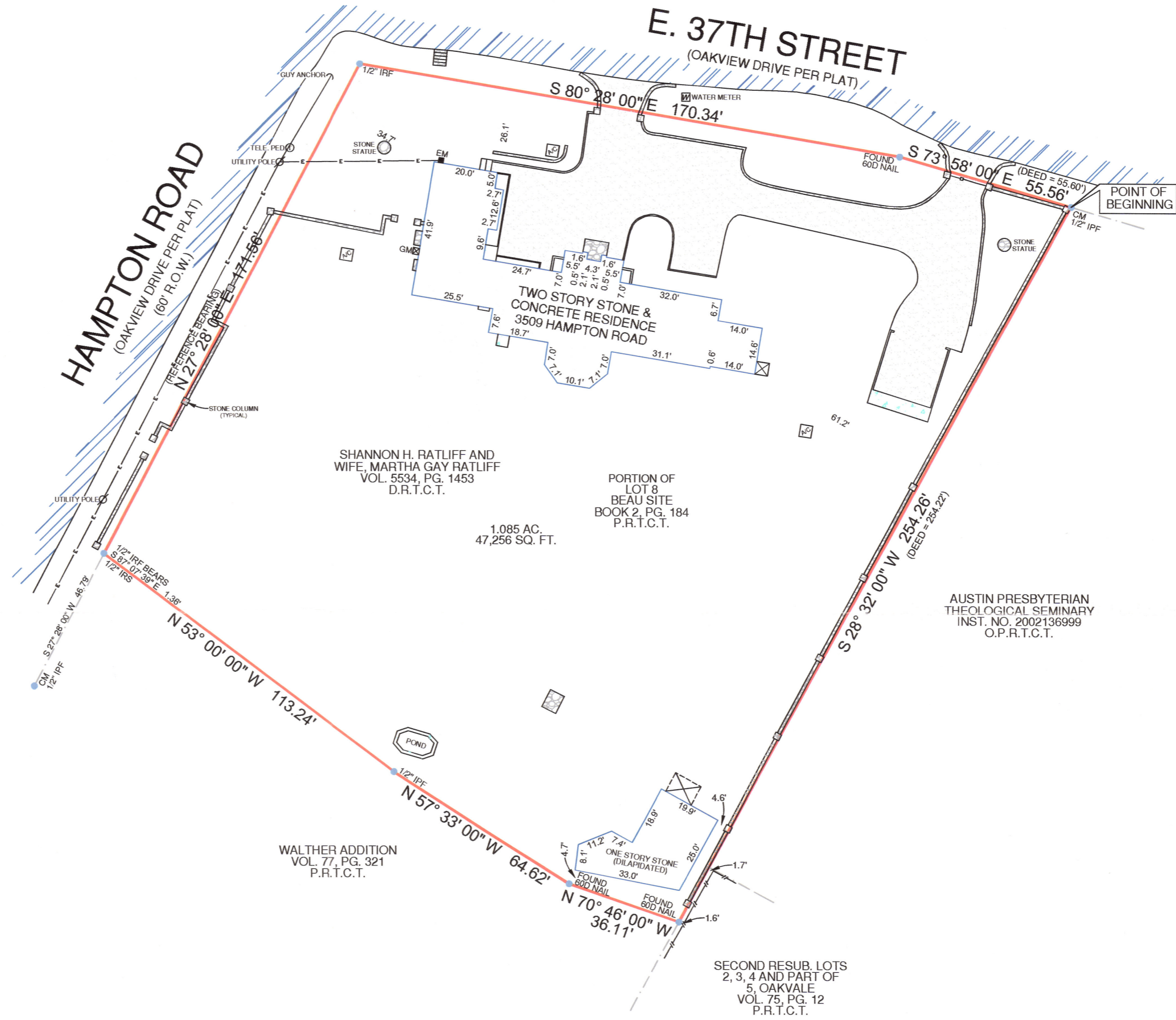
THENCE NORTH 57° 33' 00" WEST, A DISTANCE OF 64.62 FEET ALONG SAID COMMON LINE TO A FOUND 60D NAIL;

THENCE NORTH 53° 00' 00" WEST, A DISTANCE OF 113.24 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 87° 07' 39" EAST - 1.36 FEET, SAID IRON ROD SET BEING THE COMMON WEST CORNER OF AFORESAID RATLIFF TRACT AND AFORESAID WALTHER ADDITION, BEING ON THE SOUTHEAST LINE OF HAMPTON ROAD (60 FOOT RIGHT-OF-WAY);

THENCE NORTH 27° 28' 00" EAST, A DISTANCE OF 171.56 FEET ALONG SAID SOUTHEAST LINE TO A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID RATLIFF TRACT, SAID IRON ROD BEING THE INTERSECTION OF SAID SOUTHEAST LINE AND THE AFORESAID SOUTH LINE OF E. 37TH STREET;

THENCE SOUTH 80° 28' 00" EAST, A DISTANCE OF 170.34 FEET ALONG SAID SOUTH LINE TO A FOUND 60D NAIL;

THENCE SOUTH 73° 58' 00" EAST, A DISTANCE OF 55.56 FEET (DEED = 55.60 FEET) ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING 47,256 SQUARE FEET OR 1.085 ACRES OF LAND.



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.

FEMA NOTE

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 DEED REFERENCED HEREON.

GENERAL NOTES:

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

GF#: 782318


BORROWER: SHANNON HARRISON RATLIFF SR. AND MARTHA GAY RATLIFF

TITLE CO.: STEWART TITLE

PREMIER JOB #: 20-04285

TECH: MSP **DATE: 06/29/20**

FIELD: AP **FIELD DATE: 06/29/20**



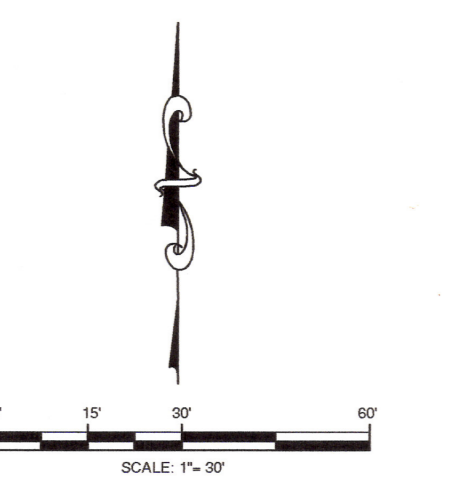
CONCRETE	WOOD FENCE
BRICK	CHAIN LINK FENCE
ASPHALT	WROUGHT IRON FENCE
WOOD	BARB WIRE FENCE
STONE	R.R. TIE RETAINING WALL
GRAVEL	BRICK WALL
COVERED AREA	STONE WALL
CM = CONTROLLING MONUMENT	OVERHEAD TELEPHONE LINE
	OVERHEAD ELECTRIC LINE
	IRF = IRON ROD FOUND
	IPF = IRON PIPE FOUND
	IRS = IRON ROD SET W/CAP
	STAMPED "PREMIER SURVEYING"
	WFCP = WOOD FENCE COR POST

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Professional Land Surveyor

ROBERT T. PAUL, JR.
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