

BOUNDARY & IMPROVEMENT SURVEY PLAT

OF
4.993 Acres

**IN THE
ARTHUR LOTT SURVEY, A-254
AUSTIN COUNTY, TEXAS**



SCALE: 1" = 30'

COURSE & DISTANCE TABLE FOUND CALLED

LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	S 09° 05' 00" E	383.65'	S 09° 05' 00" E	383.75'
L2	S 80° 55' 00" W	578.62'	S 80° 55' 00" W	579.28'
L3	N 09° 15' 27" W	423.52'	N 09° 05' 00" W	523.75'
L4	N 80° 47' 37" E	29.96'	N 80° 55' 00" E	30.00'
L5	N 09° 04' 16" W	149.39'	N 09° 05' 00" W	150.00'
L6	N 80° 48' 11" E	549.34'	N 80° 55' 00" E	549.28'



NOTES:

1. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
2. THIS SURVEY IS BASED ON A TITLE REPORT DATED BY BOTTIS TITLE COMPANY, UNDER CLERK'S FILE NO. 1538960, O.R.A.C.T. VOL. 390, PAGE 922, D.R.A.C.T.
3. THIS SURVEY IS EXCLUSIVELY FOR THE PURPOSES OF THE REGISTERED PROFESSIONAL SURVEY AND MUST BEAR THE ORIGINAL SEAL AND SIGNATURE OF THE REGISTERED PROFESSIONAL SURVEYOR TO BE VALID. ANY OTHER USE OF THIS SURVEY IS AT THE USER'S RISK AND WITHOUT THE SURVEYOR'S LIABILITY.
4. SUBJECT TO EASEMENTS, ORDINANCES, CONDITIONS, COVENANTS, RESTRICTIONS, AND ALL ADDITIONAL APPLICABLE INSTRUMENTS AND RECORDS, THE SURVEYOR HAS RECORDED THIS SURVEY AND THE DEED RECORDS OF AUSTIN COUNTY, TEXAS, BLANKET ACCESS.
5. THE SURVEYOR HAS RECORDED THIS SURVEY AND THE DEED RECORDS OF AUSTIN COUNTY, TEXAS, BLANKET ACCESS.
6. THE SURVEYOR HAS RECORDED THIS SURVEY AND THE DEED RECORDS OF AUSTIN COUNTY, TEXAS, BLANKET ACCESS.
7. THE SURVEYOR HAS RECORDED THIS SURVEY AND THE DEED RECORDS OF AUSTIN COUNTY, TEXAS, BLANKET ACCESS.
8. THE SURVEYOR HAS RECORDED THIS SURVEY AND THE DEED RECORDS OF AUSTIN COUNTY, TEXAS, BLANKET ACCESS.
9. THE SURVEYOR HAS RECORDED THIS SURVEY AND THE DEED RECORDS OF AUSTIN COUNTY, TEXAS, BLANKET ACCESS.
10. THE SURVEYOR HAS RECORDED THIS SURVEY AND THE DEED RECORDS OF AUSTIN COUNTY, TEXAS, BLANKET ACCESS.

THIS SURVEY PLAT IS THE PROPERTY OF THE SURVEYOR AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR. THIS SURVEY PLAT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

DATE: 6-24-2016

RONALD K. BRAYANT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4369

TITLE Co.: BOTTIS TITLE COMPANY
MORTGAGE Co.: USA FEDERAL SAVINGS BANK
BORROWERS: RYAN M. TULL and wife BRITTANY TULL
ADDRESS: 309 STOKES ROAD, BELLEVILLE, AUSTIN COUNTY, TEXAS

A-SURVEY, INC.
19 NORTH MILLER
BELLEVILLE, TEXAS 77815
1-800-4-A-SURVEY
4ASURVEY@AOL.COM
TBP.LS.FRM.REG.LIC.NO.1007709
PROJECT NO.: 1612A

BOUNDARY & IMPROVEMENT SURVEY PLAT OF

4.993 ACRES IN THE

ARTHUR LOTT SURVEY, A-254 IN TARRANT COUNTY, TEXAS

COURSE & DISTANCE TABLE FOUND CALLED

LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	S 09°05'00" E	283.65'	S 09°05'00" E	383.75'
L2	S 80°52'51" W	573.02'	S 80°55'00" W	579.23'
L3	N 09°52'27" W	233.52'	N 09°05'00" W	233.75'
L4	N 80°47'37" E	299.56'	N 80°55'00" E	30.00'
L5	N 09°04'16" W	149.39'	N 09°05'00" W	150.00'
L6	N 80°49'31" E	549.34'	N 80°55'00" E	549.28'



Arthur L. Donnell, Jr., et ux
Called 10.386 Acres
Clerk's File No. 065830, O.R.A.C.T.

Robert A. Carrell, Jr., et ux
Called 15.87 Acres
Clerk's File No. 153960, O.R.A.C.T.

San Bernard Electric Coop., Inc.
10 Ft. Right of Way & Utility Easement
Vol. 390, Pg. 622, D.R.A.C.T.

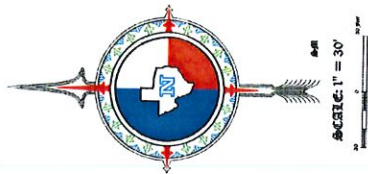
4.993 Acres
Called 5.00 Acres
Vol. 376, Pg. 629, D.R.A.C.T.

Texas Southeastern Gas Co.
50 Ft. Pipeline Right of Way Easement
Vol. 234, Pg. 597, D.R.A.C.T.

San Bernard Electric Coop., Inc.
20 Ft. Right of Way Utility Easement
Vol. 401, Pg. 106, D.R.A.C.T.

Anthony J. Majewski, Jr., et ux
Called 5.266 Acres
Vol. 441, Pg. 824, D.R.A.C.T.

STOKES ROAD
(Right of Way Varies)



NOTES:

1. THE SURVEYOR HAS NOT ABSTRACTED THE TITLE.
2. THIS SURVEY IS BASED ON A TITLE REPORT ISSUED BY BOTTIS TITLE COMPANY, UNDER G.F. NO. AU-16-095, ISSUED JUNE 7, 2016.
3. THIS SURVEY IS EXCLUSIVELY FOR THIS TRANSFER AND SIGNATURE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR TO BE VALID, ANY OTHER USE OF THIS SURVEY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE REGISTERED PROFESSIONAL LAND SURVEYOR.
4. SUBJECT TO EASEMENTS, ORIGINAL LAND SURVEYOR, RESTRICTIONS AND ANY, AND ALL ADDITIONAL APPLICABLE INSTRUMENTS THAT MAY OR MAY NOT BE OF RECORD THAT AFFECT OR COULD AFFECT THE SUBJECT PARCEL OR INCLUDED WITHIN THE SCOPE OF THIS SURVEY.
5. SUBJECT TO THAT CERTAIN RIGHT-OF-WAY GRANT TO TEXAS SOUTHEASTERN GAS COMPANY AS RECORDED IN COUNTY, TEXAS (BLANKET ACCESS).
6. SUBJECT TO THAT CERTAIN RIGHT-OF-WAY EASEMENT TO SAN BERNARD ELECTRIC COOPERATIVE, INC. AS RECORDED IN COUNTY, TEXAS (BLANKET ACCESS). RECORDS OF AUSTIN COUNTY, TEXAS (BLANKET ACCESS).
7. SUBJECT TO THAT CERTAIN RIGHT-OF-WAY EASEMENT TO AUSTIN COUNTY WATER SUPPLY CORPORATION AS RECORDED IN COUNTY, TEXAS (BLANKET ACCESS). RECORDS OF AUSTIN COUNTY, TEXAS (BLANKET ACCESS).
8. FOR REFERENCE REFER TO METES AND BOUNDS SURVEY, PREPARED BY A-SURVEY, INC., DATED JUNE 24, 2016.
9. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION FOR AUSTIN COUNTY, TEXAS, THE SUBJECT TRACT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE AND IS IN FLOOD ZONE X AS GRAPHICALLY DETERMINED BY FLOOD BOUNDARY MAP NO. 4801500703B, EFFECTIVE DATE: SEPTEMBER 3, 2010.

I HEREBY STATE THAT THIS SURVEY PLAT REPRESENTS THE RESULTS OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY PERSONAL SUPERVISION AND THAT THE INSTRUMENTS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION.

Ronald K. Brumant
RONALD K. BRUMANT
REGISTERED PROFESSIONAL LAND SURVEYOR
TECAS REGISTRATION NO. 4861

A-SURVEY, INC.
THE MASTERS OF MEASUREMENT™
19 NORTH MILLER
BELLVILLE, TEXAS 77418
936-366-5111
1-800-451-4511
44 SURVEY.COM
T.B.P.L.S. FIRM REG. LIC. NO. 10078700
PROJECT NO. 161824

TITLE CO: BOTTIS TITLE COMPANY GF No: AU-16-095
MORTGAGE CO: USAA FEDERAL SAVINGS BANK
BORROWERS: RYAN M. TULL and wife, BRITTANII TULL
ADDRESS: 568 STOKES ROAD, BELLVILLE, AUSTIN COUNTY, TEXAS

**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: March 9, 2022

GF No. _____

Name of Affiant(s): Ryan M Tull, Brittanii Tull

Address of Affiant: 5680 Stokes Road, Bellville, TX 77418

Description of Property: A254 A LOTT

County Austin, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of _____ Texas _____, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners."):

2. We are familiar with the property and the improvements located on the Property.

3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since 06/24/2016 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
c. construction projects on immediately adjoining property(ies) which encroach on the Property;
d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below:) none

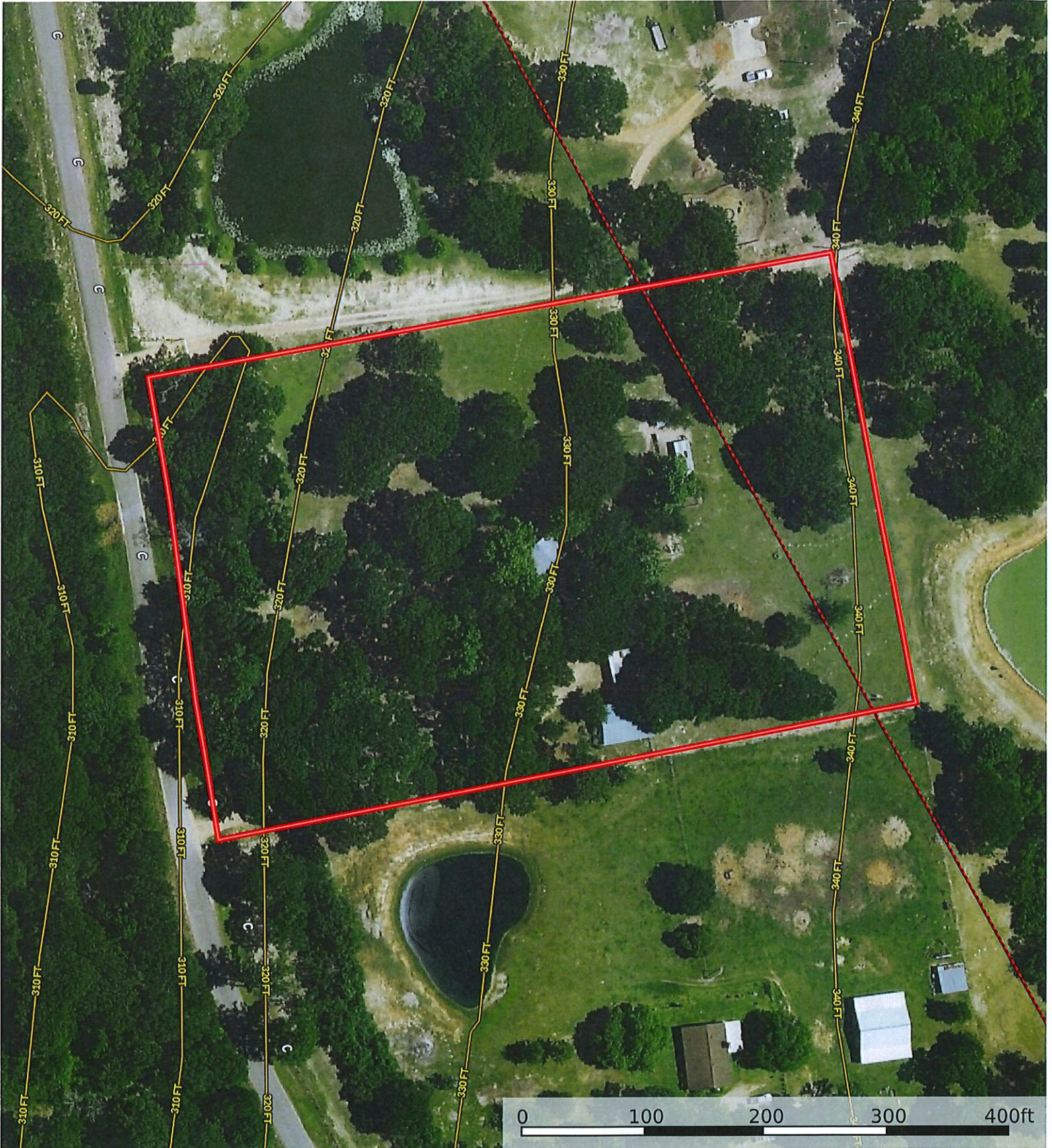
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

[Signature]
Ryan M Tull
[Signature]
Brittanii Tull



SWORN AND SUBSCRIBED this 9 day of March, 2022
[Signature]
Notary Public



 Boundary  Crude Oil  Natural Gas  Other