

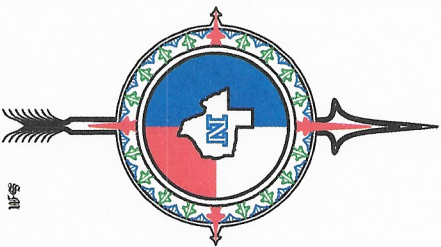
BOUNDARY & IMPROVEMENTS SURVEY PLAN

0.313 Acre

IN THE
CITY OF SEALY
SAN FELIPE DE AUSTIN TOWN TRACT, A-5
AUSTIN COUNTY, TEXAS

LEGEND

- POWER POLE
- 5/8" IRON ROD FOUND
- OVERHEAD POWER LINE
- 1/2" IRON ROD FOUND
- CHAIN LINK FENCE
- WOOD PRIVACY FENCE
- CONCRETE
- ASPHALT
- DEED CALL



Scale: 1" = 20'

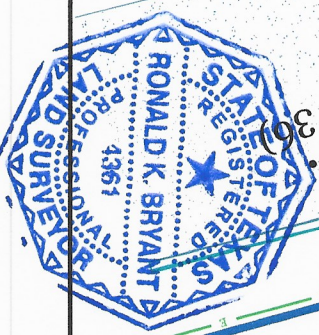
NOTES:

1. THE SURVEYOR HAS CONDUCTED A LIMITED ABSTRACT OF THE...
2. THIS SURVEY IS BASED ON A TITLE REPORT ISSUED BY UNIVERSITY TITLE COMPANY, UNDER G. F. NO. T2101095SP, ISSUED NOVEMBER 12, 2021, FOR THE TRANSACTION ONLY AND MUST BEAR THE ORIGINAL SEAL 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.
3. SUBJECT TO EASEMENTS, ORDINANCES, CONDITIONS, RESTRICTIONS AND ANY AND ALL ADDITIONAL APPLICABLE INSTRUMENTS, THE SURVEYOR'S INTENT IS TO SHOW THE AFFECT OR COULD AFFECT THE SUBJECT PARCEL. NO SURFACE FEATURES WERE INVESTIGATED OR INCLUDED WITHIN THE SCOPE OF THIS SURVEY.
4. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS AND HAS FOUND NO EVIDENCE OF A FLOOD HAZARD AREA AS SPECIALLY DETERMINED BY FLOOD HAZARD BOUNDARY MAP NO. 480100000R, DATED OCTOBER 12, 2013.
5. PREPARED BY A-SURVEY, INC. DATED DECEMBER 3, 2021.
6. FENCES MEASURED BOUNDARY.
7. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD HAZARD BOUNDARY MAP NO. 480100000R, DATED OCTOBER 12, 2013, THE SUBJECT TRACT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AND IS IN ZONE X AS GEOMATICALLY DETERMINED BY FLOOD HAZARD BOUNDARY MAP NO. 480100000R, DATED OCTOBER 12, 2013.

I HEREBY STATE THAT THIS SURVEY PLAN REPRESENTS THE RESULTS OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT NO VISIBLE ENCROACHMENTS WERE FOUND, EXCEPT AS SHOWN AND/OR NOTED HEREON.

RONALD K. BRYANT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4361

12-3-2021



NORTH MEYER St.
(80ft. Right of Way)

N 14°03'25" W 70.81'
(Basis of Bearings)
(N 14°03'25" W 70.80')

Clara Yawns
Called 8,752 Sq. Ft.
Vol. 595, Pg. 824, O.R.A.C.T.

N 76°05'04" E 136.00'
(N 76°01'50" E 136.00')

Loretta Marks
Called 0.141 Acre
Clerk's File No. 032929, O.R.A.C.T.

SINGLE STORY RESIDENCE FRAME

Leroy Hauerland, et ux
Called 10,569 Sq. Ft.
Vol. 387, Pg. 446, O.R.A.C.T.

Henry J. Jurek
Called 0.136 Acre
Clerk's File No. 113087, O.R.A.C.T.

N 76°12'29" E 69.13'
(N 76°12'29" E 69.13')

0.313 Acre
Called 0.314 Acre
Clerk's File No. 160654, O.R.A.C.T.

Jose A. Acosta, et ux
Called 8,325 Sq. Ft.
Clerk's File No. 084441, O.R.A.C.T.

S 12°24'29" E 60.09'
(S 12°13'29" E 60.88')

Rogelio Acosta, et al
Called 9,253 Sq. Ft.
Vol. 748, Pg. 801, O.R.A.C.T.

"THE MASTERS OF MEASUREMENT"

A-SURVEY, INC.
19 NORTH MILLER
BELLVILLE, TEXAS 77418
979-865-8111
1-800-4-A-SURVEY
4ASURVEY.COM
4ASURVEY@GMAIL.COM
T.B.P.E.L.S. FIRM REG. LIC. NO. 10076700
PROJECT NO.: 21270A

TITLE CO.: UNIVERSITY TITLE CO. GF No.: T2101095SP
MORTGAGE Co.: N. A.
PURCHASER: REAL VILLA PROPERTIES, LLC
ADDRESS: 415 NORTH MEYER ST., CITY OF SEALY, AUSTIN COUNTY, TEXAS