

SCALE: 1" = 20'

AMENDED FINAL PLAT OF BAKER ESTATES ADDITION, PART TWO (2) TO THE CITY OF ROBINSON, McLENNAN COUNTY, TEXAS, AS PER PLAT RECORDED IN VOLUME 1545, PAGE 548 OF THE DEED RECORDS OF McLENNAN COUNTY, TEXAS

LOT 4, BLOCK 4

RECORD S 37° 18' E 48.09'

S 37° 18' 00" E 48.09' LOT 4

LOT 18
BLOCK 4

S 75° 29' 14" E 89.26'
RECORD S 75° 29' 14" E 89.26'
6' WOOD FENCE
7.5' WIDE UTILITY EASEMENT PER PLAT V. 1545, P. 548 M.C.D.R.

LOT 18
LOT 2
CONCRETE WALK

LOT 2
BLOCK 4

7.5' WIDE UTILITY EASEMENT PER PLAT V. 1545, P. 548 M.C.D.R.

WOOD

S SINGLE LEVEL WOOD FRAME BUILDING ON CONCRETE FOUNDATION 24.1'

METAL AWNING OVER CONCRETE

20.7'

17.2'

12.9'

4.0'

13.5'

10.7'

4.0'

2.2'

2.3'

1.8'

3.1'

4.0'

24.1'

4.2'

11.2'

2.2'

4.9'

14.5'

2.2'

1.1'

4.1'

7.7'

13.4'

1.5'

6' WOOD FENCE

LOT 3

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LOT 1
BLOCK 4

N 36° 58' 46" E 67.33'
RECORD N 36° 58' 46" E 67.33'

LOT 2

LOT 1

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518 KRISTI STREET

50' WIDE R.O.W. DEDICATED AS KRISTI PER PLAT V. 1545, P. 548 M.C.D.R.

THIS IS TO CERTIFY THAT I HAVE THIS DATE MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE PROPERTY LOCATED AT POSTAL ADDRESS 5518 KRISTI STREET, ROBINSON, TEXAS 76706-5139.

BEING DESCRIBED AS LOT 2 IN BLOCK 4 OF THE AMENDED FINAL PLAT OF BAKER ESTATES ADDITION, PART TWO (2) TO THE CITY OF ROBINSON, McLENNAN COUNTY, TEXAS, AS PER PLAT RECORDED IN VOLUME 1545, PAGE 548 OF THE DEED RECORDS OF McLENNAN COUNTY, TEXAS.

THE FOLLOWING INSTRUMENTS RECORDED IN THE DEED RECORDS OF McLENNAN COUNTY, TEXAS DO NOT APPLY TO LOT 2, BLOCK 4: THE BASEMENTS GRANTED TO TEXAS POWER AND LIGHT CO. AND TO SOUTHWESTERN BELL TELEPHONE CO. RECORDED IN VOLUME 1259, PAGE 325, VOLUME 1333, PAGE 385, VOLUME 1324, PAGE 827, VOLUME 1317, PAGE 68, AND VOLUME 1333, PAGE 398.

THIS PROPERTY IS IN ZONE "A" AND IS NOT WITHIN THE LIMITS OF ANY KNOWN FLOOD PLAIN OR SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 48309C0875C DATED SEPTEMBER 26, 2008.

TO THE LIEN HOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO ALL PARTIES INTERESTED IN THE TITLE TO THE PREMISES SURVEYED: THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS-OF-WAY, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY AS SHOWN HEREON.



Donald W. Bockman

DONALD W. BOCKMAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1762
SEPTEMBER 23, 2013

2013-276

ENCROACHMENT AFFIDAVIT

LENDER: CORNERSTONE HOME LENDING, INC.

PROPERTY ADDRESS: 518 KRISTI ST
ROBINSON, TEXAS 76706-5139

IN ORDER TO INDUCE LENDER TO MAKE A LOAN SECURED BY THE PROPERTY REFERENCED, WE, THE UNDERSIGNED, DO HEREBY ACKNOWLEDGE THAT I/WE RECEIVED A COPY OF THE SURVEY REFLECTING THE FOLLOWING ENCROACHMENTS LOCATED ON THE SUBJECT PROPERTY:


SINGLE LEVEL WOOD FRAME BUILDING ON CONCRETE FOUNDATION OVER EASEMENT

BEING FULLY AWARE OF THE ENCROACHMENT'S ON THE SUBJECT PROPERTY, I/WE JOINTLY AND SEVERALLY, AGREE TO REMOVE, AT MY/OUR EXPENSE, ANY AND ALL SUCH ENCROACHMENTS UPON DEMAND BY ANY PERSON OR PARTY HAVING THE RIGHT TO MAKE SUCH DEMAND.

I/WE DO FURTHER HERBY AGREE THAT LENDER, ITS SUCCESSORS AND/OR ASSIGNS, HAVE NO RESPONSIBILITY OR DUTY WHATSOEVER CONCERNING ANY OF SUCH ENCROACHMENTS, AND I/WE, JOINTLY AND SEVERALLY, AGREE TO INDEMNIFY AND HOLD LENDER, ITS SUCCESSORS AND/OR ASSIGNS, HARMLESS FROM ANY AND ALL ACTIONS, CAUSES OF ACTION, CLAIMS, DEMANDS, DAMAGES, COST, EXPENSES AND COMPENSATION ON ACCOUNT OF OR IN ANY MANNER CONNECTED WITH OR EMANATING FROM SUCH ENCROACHMENT'S.


Borrower MATTHEW T HALE 9/30/13
Date

SWORN TO AND SUBSCRIBED BEFORE ME BY ALL OF THE ABOVE BORROWERS ON THIS 30
DAY OF September, 2013.


SIGNATURE OF NOTARY

MY COMMISSION EXPIRES: 
LEA K. HUIYVA
Notary Public, State of Texas
My Commission Expires
AUGUST 26, 2016