GF NO. 21-90198 ALL TEXAS TITLE
ADDRESS: 208 OLD SAN FELIPE ROAD
SEALY, TEXAS 77474
BORROWER: MARION MURRAY

LOTS 22, 23, & 24, B
JJ WALKER ADDITION

TO THE TOWN OF SEALY DESCRIBE
VOLUME 25, PAGE 81 OF THE AUSTIN COUNTY

NOTE: MAY BE SUBJECT TO DEED RESTRICTIONS AND/OR ADDITIONAL GOVERNMENTAL BUILDING REQUIREMENTS.

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48015C 0320 F
MAP REVISION: 10/18/2019
ZONE X
BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
RECORD BEARING: VOL. 25, PG. 81, A.C.D.R.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

RICHARD S. WILLETT
PROFESSIONAL LAND SURVEYOR
NO. 4615
JOB NO. 2021-05859
AUGUST 10, 2021

SCALE: 1" = 50'

LOT 21 — 2
LOT 22 (VACANT)
LOT 23 (VACANT)
LOT 24 (VACANT)

1/2" IRON ROD SET "PRECISION" CAP
5/8" IRON ROD FOUND (C.M.)
(CAPPED) 5/8" IRON ROD FOUND (C.M.)
3/8" IRON ROD FOUND (C.M.)
20' STREET S 47°28'07" W 242.83'
126.61'
20' STREET N 47°08'04" W
549.75'
N 43°26'30" E 238.60'
(D.C.L.)
20.0'
S 47°29'43" E
20' STREET
250.00' (PLAT) 274.90'
219.44' (PLAT) 233.77'
N 43°26'30" E
91.62'
LOT 22 / LOT 23
N 46°29'20" W
LOT 23 / LOT 24
274.86' 250.00' (PLAT)
20' STREET
S 43°26'30" W
238.60' 219.44' (PLAT)
2.3'
OVERHEAD POWER LINES
MANHOLE
WIRE FENCE
POWER POLE
OLD SAN FELIPE ROAD (40' R.O.W.)

DORRI MUNOZ
979-885-6800

PRECISION surveyors