

BOUNDARY SURVEY PLAT

OF
0.368 Acre

IN THE
BENJAMIN BABBITT 3/4 LEAGUE, A-13
AUSTIN COUNTY, TEXAS

WEST AUSTIN STREET
(Right of Way Varies)

L2
0.368 Acre
Residue of Called 0.545 Acre
Clerk's File No. 144796, O.R.A.C.T.
L1
Clerk's File No. 075297, O.R.A.C.T.
Vol. 352, Pg. 140, D.R.A.C.T.

Charitable Aid Society
Residue of Called 4.70 Acres
Vol. 41, Pg. 425, D.R.A.C.T.

Ben Jackson
Called 55 Ft. x 100 Ft. (LOT 9)
Vol. 373, Pg. 36, O.R.A.C.T.

Ermon Washington
Called 0.2756 Acre (LOT 8)
Vol. 723, Pg. 77, O.R.A.C.T.

Vertis McNeese
Called 0.2498 Acre (LOT 7)
Vol. 439, Pg. 386, D.R.A.C.T.

Dorothy Jean Houston, et al
Called 7.504 Acres
Clerk's File No. 022354, O.R.A.C.T.

Back to God Revival Holiness Church of Bellville
Called 3.678 Acres
Vol. 606, Pg. 161, O.R.A.C.T.

LEGEND

- POWER POLE
- POWER LINE
- BARBED & WIRE FENCE
- APPROXIMATE SURVEY LINE
- 3" IRON PIPE FOUND
- 1/2" IRON ROD FOUND
- 5/8" IRON ROD FOUND
- 1/2" IRON ROD SET
- GRAVEL
- ASPHALT



SCALE: 1" = 20'
0 20 40 Feet

NOTES:

1. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
2. THIS SURVEY IS BASED ON A TITLE REPORT ISSUED BY BRPS TITLE COMPANY, UNDER G.P. NO. 184320014, ISSUED JUNE 28, 2023.
3. THIS SURVEY IS EXCLUSIVELY FOR THIS 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.
4. SUBJECT TO EASEMENTS, ORDINANCES, CONDITIONS, RESTRICTIONS AND ANY, AND ALL ADDITIONAL APPLICABLE INSTRUMENTS THAT MAY OR MAY NOT BE OF RECORD THAT AFFECT OR COULD AFFECT THE SUBJECT PARCEL. NO SUB-SURFACE FEATURES WERE INVESTIGATED OR INCLUDED WITHIN THE SCOPE OF THIS SURVEY.
5. FENCES MEANER BOUNDARY.
6. REFER TO METES AND BOUNDS DESCRIPTION, PREPARED BY A-SURVEY, INC., DATED JULY 31, 2023.
7. ALL BEARINGS NOTED HEREIN ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1984, SOUTH CENTRAL ZONE 4804.
8. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION FOR AUSTIN COUNTY, TEXAS, THE SUBJECT TRACT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AND IS IN ZONE X, AS GRAPHICALLY DETERMINED BY FLOOD HAZARD BOUNDARY MAP NO. 48040016P, EFFECTIVE DATE: OCTOBER 14, 2018.

I HEREBY STATE THAT THIS SURVEY PLAT 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 DETECTED HEREON.

DIGITAL PDF COPY OF THE FINAL BOUNDARY SURVEY FOR RECEIPT PURPOSES ONLY NOT FOR RECORDATION PURPOSES

RONALD K. BRYANT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4161

Bearing & Distance Table

LINE	BEARING	DISTANCE
L1	N 62°35'20" W	203.21'
L2	N 83°30'55" E	283.19'
L3	S 38°48'50" W	161.11'

A-SURVEY, INC. "THE MASTERS OF MEASUREMENT"

19 NORTH MILLER
BELLVILLE, TEXAS 77418
979-865-8111
1-800-4-A-SURVEY
ASURVEY.COM
4ASURVEY@GMAIL.COM
T.R.P.E.L.S. FIRM REG. LIC. No. 10076700
PROJECT No.: 23186A

TITLE Co.: BRPS TITLE COMPANY	GF No.: HOU235011
MORTGAGE Co.: N. A.	
PURCHASER: DWELLYNN, LLC	
ADDRESS: 1035 WEST AUSTIN STREET, AUSTIN COUNTY, TEXAS	

COPYRIGHT © 2023, A-SURVEY, Inc. ALL RIGHTS RESERVED

METES AND BOUNDS
DESCRIPTION
OF
0.368 ACRE
IN THE
BENJAMIN BABBIT 3/4 LEAGUE, ABSTRACT 13
AUSTIN COUNTY, TEXAS

BEING all that certain tract or parcel of land containing 0.368 acre of land, more or less, in the Benjamin Babbitt ¾ League, Abstract 13, Austin County, Texas, same being the residue of that certain called 0.545 acre parcel as described by instrument recorded in Clerk's File No. 144796 of the Official Records of Austin County, Texas, and further described by instrument recorded in Clerk's File No. 075297 of the Official Records of Austin County, Texas, and more particularly described by metes and bounds recorded in Volume 352, Page 140 of the Deed Records of Austin County, Texas, said 0.368 acre parcel being more particularly described by metes and bounds, as follows, to wit::

BEGINNING at a 3 inch iron pipe found for corner, same being taken to be the **POINT OF BEGINNING**, and most southerly corner of the tract herein described, same being the most westerly corner of that certain called 3.678 acre parcel as described by instrument recorded in Volume 616, Page 161 of the Official Records of Austin County, Texas, same being the most northerly corner of that certain called 0.2498 acre parcel (Lot 7) as described by instrument recorded in Volume 439, Page 386 of the Deed Records of Austin County, Texas, same being the most easterly northeast corner of that certain called 0.2756 acre parcel (Lot 8) as described by instrument recorded in Volume 723, Page 772 of the Official Records of Austin County, Texas, and same being on the southeasterly line of the Benjamin Babbitt ¾ League, Abstract 13, and same being in the northwesterly line of the John Nichols League, Abstract 73;

THENCE, with said common line, North 62 degrees 35 minutes 20 seconds West, pass at a distance of 55.30 feet a 3 inch iron pipe found for corner, same being in a southwesterly line of the residue of said called 0.545 acre parcel, same being the most northerly corner of said called 0.2756 acre parcel, same being taken to be the most northerly northeast corner of that certain called 55 ft. x 100 ft. parcel (Lot 9) as described by instrument recorded in Volume 573, Page 36 of the Official Records of Austin County, Texas, in all a distance of 203.21 feet to a 1/2 inch iron rod set for corner, same being in a southeasterly line of West Austin Street (Right-of-Way Varies), same being the most northerly corner of the residue of that certain called 4.70 acre parcel as described by instrument recorded in Volume 41, Page 425 of the Deed Records of Austin County, Texas, and same being the most westerly corner of the tract herein described;

THENCE, with said southeasterly right-of-way line of West Austin Street and said common line, North 83 degrees 30 minutes 55 seconds East, a distance of 283.19 feet to a 1/2 inch iron rod found for corner, same being a northwesterly exterior corner of the aforementioned called 3.678 acre parcel, same being taken to be in the southeasterly line of said called Benjamin Babbitt ¾ League, Abstract 13 and the northwesterly line of the John Nichols League, Abstract 73, and same being the most northerly northeast corner of the tract herein described;

THENCE, departing said southeasterly right-of-way line of said West Austin Street and with said common line, South 38 degrees 48 minutes 50 seconds West, a distance of 161.11 feet to the **POINT OF BEGINNING** of the tract herein described and containing 0.368 acre of land, more or less. All Bearings Noted Herein are Based on the Texas Coordinate System of 1983, South Central Zone 4204. Refer to Boundary Survey Plat, Prepared by A-Survey, Inc., dated July 31, 2023.

PROJECT NO. 23186A
JULY 31, 2023
COMPILED BY-



19 N. Miller Bellville, Texas 77418

1-979-865-8111 1-800-427-8783

T.B.P.E.L.S. Firm Reg./Lic. No. 10076700