

PROPERTY DESCRIPTIONS:

BEING A 9.619 ACRE TRACT OF LAND SITUATED IN THE A. RITHERSON SURVEY NO. 12, ABSTRACT NO. 2120, AND THE H. S. WHITEHEAD SURVEY NO. 43, ABSTRACT NO. 810, TRAVIS COUNTY, TEXAS, BEING ALL THOSE CERTAIN TRACTS OF LAND DESCRIBED IN DEED AS TRACTS ONE, TWO, THREE, FOUR AND FIVE IN DEED TO JAMES H. COLEMAN AND WIFE, JUDITH LEE COLEMAN, AS RECORDED IN INSTRUMENT NO. 2001116779, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID TRACT FIVE BEING ALL OF LOTS 7, 8 AND 9, BLOCK 23, OF AUSTIN LAKE ESTATES, SECTION TWO, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9, PAGE 82, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS NORTH 64° 04' WEST - 6.0 FEET, SAID POINT BEING THE EAST CORNER OF SAID TRACT FIVE AND THE SOUTH CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO SCOTT D. CHESKIEWICZ AND JENNIFER L. CHESKIEWICZ, AS RECORDED IN INSTRUMENT NO. 201303752, SAID DEED RECORDS, BEING ON THE NORTHWEST LINE OF SARATOGA DRIVE (50 FOOT RIGHT-OF-WAY), AND BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 143.08 FEET;

THENCE ALONG SAID NORTHWEST LINE AND SAID CURVE AN ARC DISTANCE OF 153.85 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 83° 42' 52" WEST - 146.31 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 260.13 FEET;

THENCE ALONG SAID NORTHWEST LINE AND SAID CURVE, PASSING A 3/4-INCH IRON PIPE FOUND AT THE SOUTH CORNER OF AFORESAID LOT 7 AND THE EAST CORNER OF AFORESAID TRACT ONE AT AN ARC DISTANCE OF 281.56 FEET AND CONTINUING A TOTAL ARC DISTANCE OF 466.72 FEET;

THENCE SOUTH 11° 40' 00" WEST, A DISTANCE OF 185.51 FEET ALONG SAID NORTHWEST LINE TO A 3/4-INCH IRON PIPE FOUND AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 601.41 FEET;

THENCE ALONG SAID NORTHWEST LINE AND SAID CURVE AN ARC DISTANCE OF 56.33 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 08° 58' 58" WEST - 56.32 FEET TO A POINT FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS NORTH 14° 05' WEST - 2.9 FEET, SAID POINT BEING THE COMMON EAST CORNER OF AFORESAID TRACT ONE AND LOT 6, AFORESAID BLOCK 23, AFORESAID AUSTIN LAKE ESTATES;

THENCE NORTH 84° 52' 00" WEST, A DISTANCE OF 246.49 FEET ALONG THE COMMON LINE OF SAID TRACT ONE AND SAID LOT 6 TO A POINT FROM WHICH A FENCE CORNER BEARS NORTH 70° 03' WEST - 21.5 FEET, SAID POINT BEING THE COMMON WEST CORNER OF SAID TRACT ONE AND SAID LOT 6;

THENCE NORTH 05° 53' 00" EAST, A DISTANCE OF 151.72 FEET ALONG THE WEST LINE OF SAID TRACT ONE;

THENCE NORTH 24° 15' 00" EAST, A DISTANCE OF 144.30 FEET ALONG THE NORTHWEST LINE OF SAID TRACT ONE TO THE COMMON CORNER OF SAID TRACT ONE, AFORESAID TRACT THREE, AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO HOMEOWNER'S ASSOCIATION OF RIO ROBLES, INC., AS RECORDED IN VOLUME 12015, PAGE 1917, AFORESAID DEED RECORDS;

THENCE NORTH 13° 36' 00" WEST, PASSING A FENCE CORNER AT A DISTANCE OF 498.67 FEET AND CONTINUING A TOTAL DISTANCE OF 617.43 FEET ALONG THE WEST LINE OF SAID TRACT THREE TO THE NORTHWEST CORNER OF SAID TRACT THREE, BEING INUNDATED BY THE WATERS OF LAKE AUSTIN;

THENCE NORTH 54° 18' 33" EAST, A DISTANCE OF 409.72 FEET TO THE NORTH CORNER OF AFORESAID TRACT FOUR, BEING INUNDATED BY THE WATERS OF LAKE AUSTIN;

THENCE SOUTH 30° 56' 37" EAST, A DISTANCE OF 145.67 FEET ALONG THE NORTHEAST LINE OF SAID TRACT FOUR TO THE EAST CORNER OF SAID TRACT FOUR, BEING ON THE NORTHWEST LINE OF EDGEWATER DRIVE;

THENCE SOUTH 48° 58' 33" WEST, A DISTANCE OF 30.94 FEET ALONG SAID NORTHWEST LINE TO THE SOUTH CORNER OF SAID TRACT FOUR, BEING ON THE MOST SOUTHWESTERLY NORTHEAST LINE OF AFORESAID TRACT TWO;

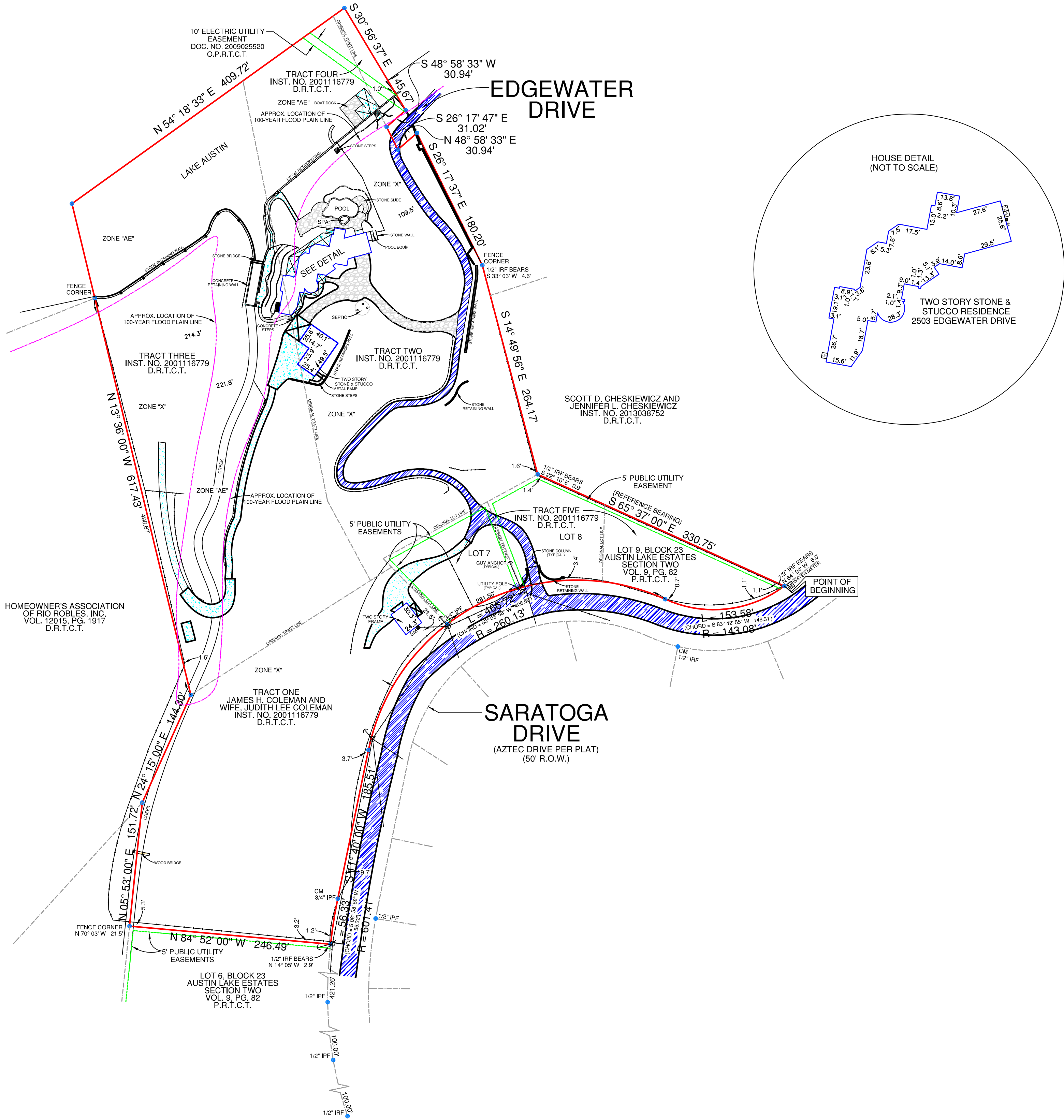
THENCE SOUTH 26° 17' 47" EAST, A DISTANCE OF 31.02 FEET ALONG SAID NORTHEAST LINE AND THE SOUTHWEST LINE OF EDGEWATER DRIVE;

THENCE NORTH 48° 58' 33" EAST, A DISTANCE OF 30.94 FEET ALONG THE MOST SOUTHEASTERLY NORTHWEST LINE OF SAID TRACT TWO AND THE SOUTHEAST LINE OF SAID EDGEWATER DRIVE TO THE MOST SOUTHERLY NORTH CORNER OF SAID TRACT TWO;

THENCE SOUTH 26° 17' 37" EAST, A DISTANCE OF 180.20 FEET ALONG THE MOST NORTHEASTERLY NORTHEAST LINE OF SAID TRACT TWO TO A FENCE CORNER FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 33° 03' WEST - 4.6 FEET;

THENCE SOUTH 14° 49' 56" EAST, A DISTANCE OF 264.17 FEET ALONG SAID NORTHEAST LINE TO A POINT FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 22° 10' EAST - 0.9 OF ONE FOOT, SAID POINT BEING THE COMMON CORNER OF SAID TRACT TWO, AFORESAID TRACT FIVE, AND AFORESAID CHESKIEWICZ TRACT;

THENCE SOUTH 65° 37' 00" EAST, A DISTANCE OF 330.75 FEET ALONG THE COMMON LINE OF SAID TRACT FIVE AND SAID CHESKIEWICZ TRACT TO THE POINT OF BEGINNING AND CONTAINING 418,990 SQUARE FEET OR 9.619 ACRES OF LAND.



THIS SURVEY IS SUBJECT TO THE FOLLOWING:
(100)-INUNDATION EASEMENT, VOL. 275, PG. 80, D.R.T.C.T.
THIS SURVEY MAY BE SUBJECT TO THE FOLLOWING:
(100)-EASEMENT, VOL. 556, PG. 207, D.R.T.C.T.
(100)-EASEMENT, VOL. 653, PG. 70, D.R.T.C.T.
(100)-EASEMENT, VOL. 2841, PG. 212, D.R.T.C.T.
(100)-EASEMENT, VOL. 4277, PG. 500, D.R.T.C.T.

FLOOD INFORMATION
A PORTION OF THE SUBJECT PROPERTY APPEARS TO BE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "AE,X" RATING AS SHOWN BY MAP NO. 48453C0403 H DATED SEPTEMBER 26, 2008.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION, THAT THE SURVEY REFLECTS A TRUE AND CORRECT REPRESENTATION AS TO THE DIMENSIONS AND CALLS OF PROPERTY LINES, LOCATION AND TYPE OF IMPROVEMENTS, THERE ARE NO VISIBLE AND APPARENT EASEMENTS, ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREIN NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE OF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON.

GENERAL NOTES
1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON THE RECORDED PLAT (VOL. 9, PG. 82, P.R.T.C.T.).
2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN, FENCES MAY BE MEANDERING.
3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE OF NUMBER LISTED HEREON.
4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT (VOL. 9, PG. 82, P.R.T.C.T.), THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE, UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OR SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.

LEGEND	
CONCRETE	WOOD FENCE
BRICK	CHAIN LINK FENCE
WOOD	WROUGHT IRON FENCE
STONE	WIRE FENCE
GRAVEL	A.D. TIE RETAINING WALL
COVERED AREA	BRICK WALL
CM = CONTROLLING MONUMENT	STONE WALL
	OVERHEAD TELEPHONE LINE
	OVERHEAD ELECTRIC LINE
	IRF = IRON ROD FOUND
	IPF = IRON PIPE FOUND
	MFCP = METAL FENCE COR POST
	WFPC = WOOD FENCE COR POST

TITLE SURVEY

2503 EDGEWATER DRIVE
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

GF#: 01247-27427

BORROWER:
TBD

PREMIER JOB #: 14-2839

TECH: MSP DATE: 08/07/14

FIELD: JM FIELD DATE: 08/01/14



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