



LEGEND:

—x—x—

—o—o—

—□—□—

—//—//—

—v—v—

—E—E—

GM = GAS METER

EM = ELECTRIC METER

IPF = IRON PIPE FOUND

IRS = IRON ROD SET WITH "PREMIER" CAP

IRF = IRON ROD FOUND

CM = CONTROLLING MONUMENT

ASPHALT =

CONCRETE =

GRAVEL =

TILE =

WOOD =

BRICK =

STONE =

(WOOD) RAILROAD TIE =

NOTES:
BEARINGS ARE BASED ON THE RECORDED PLAT.
EASEMENTS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION:
BEING LOT 1 AND A PORTION OF LOT 2, BLOCK J, SHERWOOD FOREST, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4, PAGE 31, PLAT RECORDS, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED IN DEED TO LIFE THAT WORKS MANAGEMENT TRUST, AS RECORDED IN INSTRUMENT NO. 2022137277, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF ON PAGE 2.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF 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. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT AND DEED REFERENCED HEREON.

GF. NO.	2024000068
TITLE CO.	HERITAGE TITLE
TECH	MSP
FIELD	MW
FLOOD INFORMATION: THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE 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 "X" RATING AS SHOWN BY MAP NO. 48453C0445 K, DATED JANUARY 22, 2020.	

DATE: 02/06/24
FIELD: 01/29/24

JOB NO.: 24-00450AW

1907 SCHULLE AVENUE, AUSTIN, TX 78703

LOT 1 & A PORTION OF LOT 2, BLOCK J, SHERWOOD FOREST

5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
972-612-3601 (O) | 855-892-0468 (F)
www.premiersurveying.com
premierorders@premiersurveying.com

DATE: _____

ACCEPTED BY: _____

Registered Professional Land Surveyor

5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 855-892-0468
Firm Registration No. 10146200

PREMIER SURVEYING LLC

**5700 W. Plano Parkway, Suite 1200
Plano, Texas 75093
972-612-3601
Fax: 855-892-0468**

**Exhibit “A”
(1907 SCHULLE AVENUE)**

BEING LOT 1 AND A PORTION OF LOT 2, BLOCK J, SHERWOOD FOREST, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4, PAGE 31, PLAT RECORDS, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED IN DEED TO LIFE THAT WORKS MANAGEMENT TRUST, AS RECORDED IN INSTRUMENT NO. 2022137277, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD SET WITH CAP STAMPED “PREMIER SURVEYING” AT THE NORTH CORNER OF SAID LOT 1 AND SAID LIFE TRACT, SAID IRON ROD BEING THE INTERSECTION OF THE SOUTHEAST LINE OF SCHULLE AVENUE (50 FOOT RIGHT-OF-WAY) AND THE SOUTHWEST LINE OF MEREDITH STREET (50 FOOT RIGHT-OF-WAY);

THENCE SOUTH 60° 52’ 00” EAST, A DISTANCE OF 134.05 FEET ALONG SAID SOUTHWEST LINE TO A 1/2-INCH IRON PIPE FOUND AT THE EAST CORNER OF SAID LOT 1 AND SAID LIFE TRACT AND THE NORTH CORNER OF LOT 39, TARRY-TOWN NO. 4, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4, PAGE 38, AFORESAID PLAT RECORDS;

THENCE SOUTH 29° 50’ 00” WEST ALONG THE COMMON LINE OF SAID LOTS 1 AND 39, PASSING THE SOUTH CORNER OF SAID LOT 1 AND THE EAST CORNER OF AFORESAID LOT 2 AT A DISTANCE OF 50.00 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID LOTS 2 AND 39 A TOTAL DISTANCE OF 74.74 FEET TO A POINT FROM WHICH A FENCE CORNER BEARS NORTH 44° 47’ WEST – 2.3 FEET, SAID POINT BEING THE SOUTH CORNER OF SAID LIFE TRACT;

THENCE NORTH 60° 53’ 09” WEST, A DISTANCE OF 113.38 FEET ALONG THE SOUTHWEST LINE OF SAID LIFE TRACT TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED “PREMIER SURVEYING” AT THE WEST CORNER OF SAID LIFE TRACT, SAID IRON ROD BEING ON THE AFORESAID SOUTHEAST LINE OF SCHULLE AVENUE, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 151.37 FEET;

THENCE ALONG SAID SOUTHEAST LINE AND SAID CURVE, PASSING THE WEST CORNER OF AFORESAID LOT 1 AND THE NORTH CORNER OF AFORESAID LOT 2 AT AN ARC DISTANCE OF 27.25 FEET AND CONTINUING A TOTAL ARC DISTANCE OF 78.20 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 14° 20’ 03” EAST – 77.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 9,508 SQUARE FEET OR 0.218 OF ONE ACRE OF LAND.



Registered Professional Land Surveyor

Survey Plat of even date attached hereto and made a part hereof.

Date: 01/29/24