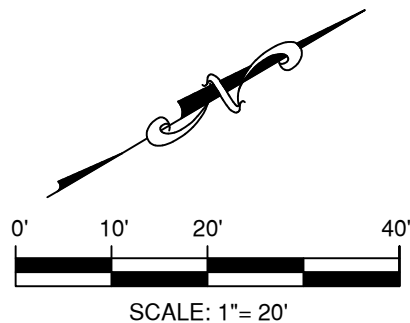


**LEGEND:**

—x—x—	BARBWIRE FENCE	ASPHALT =	
—o—o—	CHAINLINK FENCE	CONCRETE =	
—□—□—	WROUGHT IRON FENCE	GRAVEL =	
—//—//—	WOOD FENCE	TILE =	
—v—v—	VINYL FENCE	WOOD =	
—E—E—	ELECTRIC LINE	BRICK =	
GM =	GAS METER	STONE =	
EM =	ELECTRIC METER	(WOOD) RAILROAD TIE =	
IPF =	IRON PIPE FOUND		
IRS =	IRON ROD SET WITH "PREMIER" CAP		
IRF =	IRON ROD FOUND		
CM =	CONTROLLING MONUMENT		

NOTES:  
BEARINGS ARE BASED ON THE RECORDED DEED.



**LEGAL DESCRIPTION:**  
BEING A PORTION OF OUTLOT 4, DIVISION "Z", TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO PRISCILLA DICKINSON, AS RECORDED IN VOLUME 13127, PAGE 1271, REAL PROPERTY 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 DEED REFERENCED HEREON.

GF. NO.	T-193794
TITLE CO.	TEXAS NATIONAL TITLE
TECH	MSP
FIELD	JT
<b>FLOOD INFORMATION:</b> 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: 05/12/26 JOB NO.: 26-01171  
FIELD: 05/08/26

1006 SHELLEY AVENUE, AUSTIN, TX 78703  
PORTION OF OUTLOT 4, DIVISION "Z"



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: \_\_\_\_\_

**Premier**  
Surveying LLC  
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"**  
**(1006 SHELLEY AVENUE)**

BEING A PORTION OF OUTLOT 4, DIVISION "Z", TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO PRISCILLA DICKINSON, AS RECORDED IN VOLUME 13127, PAGE 1271, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE SOUTH CORNER OF SAID DICKINSON TRACT AND THE EAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JAMES MERRILL BALL AND CAROLYN MAY LAYMON, AS RECORDED IN INSTRUMENT NO. 2015079056, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID IRON ROD BEING ON THE NORTHWEST LINE OF SHELLEY AVENUE;

THENCE NORTH 59° 12' 00" WEST, A DISTANCE OF 133.39 FEET ALONG THE COMMON LINE OF SAID DICKINSON AND BALL/LAYMON TRACTS TO A 1/2-INCH IRON ROD FOUND AT THE WEST CORNER OF SAID DICKINSON TRACT AND THE NORTH CORNER OF SAID BALL/LAYMON TRACT, SAID IRON ROD BEING ON THE SOUTHEAST LINE OF A 15 FOOT ALLEY;

THENCE NORTH 30° 35' 00" EAST, A DISTANCE OF 49.67 FEET ALONG SAID SOUTHEAST LINE TO A FENCE CORNER AT THE NORTH CORNER OF SAID DICKINSON TRACT;

THENCE SOUTH 59° 12' 00" EAST, A DISTANCE OF 133.33 FEET (DEED = 133.30 FEET) ALONG THE NORTHEAST LINE OF SAID DICKINSON TRACT TO A 1/2-INCH IRON ROD FOUND AT THE EAST CORNER OF SAID DICKINSON TRACT, SAID IRON ROD BEING ON THE AFORESAID NORTHWEST LINE OF SHELLEY AVENUE;

THENCE SOUTH 30° 31' 00" WEST, A DISTANCE OF 49.67 FEET ALONG SAID NORTHWEST LINE TO THE POINT OF BEGINNING AND CONTAINING 6,624 SQUARE FEET OR 0.152 OF ONE ACRE OF LAND.



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

Date: 05/08/26