

PROPERTY DESCRIPTION

TRACT I

Being Lots 12-15, inclusive, HINDY COVE, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 28, Page 41, Plat Records of Travis County, Texas.

TRACT II

Being a portion of Lot 11, of HINDY COVE, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 28, Page 41, Plat Records of Travis County, and being more particularly described by metes and bounds as follows:

BEGINNINGS at a set 1/2-inch iron rod at the west corner of said Lot 11, said iron rod being on the northeast line of Rockcliff Road (50 feet right-of-way);

THENCE North 34° 17' 00" East, a distance of 251.23 feet along the northeast line of said Lot 11 to the north corner of said Lot 11 and the east corner of Lot 1, said HINDY COVE;

THENCE South 48° 05' 00" East, a distance of 24.81 feet along the common line of said Lots 1 and 11;

THENCE South 34° 17' 00" West, departing said common line, a distance of 132.03 feet;

THENCE South 57° 30' 36" West, a distance of 24.74 feet;

THENCE South 34° 17' 00" West, a distance of 81.62 feet to a set 1/2-inch iron rod from which a found 1/2-inch iron rod bears South 20° 11' 42" West, a distance of 8.28 feet, said set iron rod being on the abutted northeast line of Rockcliff Road, and being on a curve to the left having a radius of 168.00 feet;

THENCE along said northeast line and said curve on an arc distance of 22.67 feet, having a chord bearing and distance of North 84° 26' 58" West - 22.68 feet to the POINT OF BEGINNING and containing 6,267 square feet or 0.14 of one acre of land.

TRACT III

Being a 0.85 acre tract of land situated in the Thomas Gray 320 acre Survey, Abstract No. 329, Travis County, Texas, being all that certain tract of land described as Tract 3 in deed to Andrew B. Saled and Regina H. Saled, as recorded in Instrument No. 200467706, Deed Records of Travis County, and being more particularly described by metes and bounds as follows:

BEGINNING at a set pk nail at the south corner of said Tract 3, said pk nail being in Rockcliff Road;

THENCE North 2° 08' 21" West, a distance of 126.36 feet along said Rockcliff Road to a set pk nail;

THENCE North 07° 20' 04" East, a distance of 82.03 feet along said Rockcliff Road to a set pk nail;

THENCE North 48° 24' 26" East, a distance of 104.95 feet along said Rockcliff Road to a set pk nail;

THENCE North 67° 49' 31" East, a distance of 94.94 feet along said Rockcliff Road to a set pk nail;

THENCE North 55° 33' 07" East, a distance of 88.85 feet along said Rockcliff Road to a set pk nail at the east corner of abutted Tract 3;

THENCE South 34° 04' 02" West, passing a set 1/2-inch iron rod at the north corner of Lot 12, of HINDY COVE, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 28, Page 41, Plat Records of Travis County, Texas, at a distance of 37.33 feet and continuing along the common line of said Tract 3 and said Lot 12, passing the west corner of said Lot 12 and the north corner of Lot 15, said HINDY COVE, at a distance of 187.87 feet and continuing along the common line of said Tract 3 and said Lot 15, passing a found 5/8-inch iron rod at the west corner of said Lot 15, at a distance of 338.41 feet and continuing along the southeast line of said Tract 3, a total distance of 568.76 feet to the POINT OF BEGINNING and containing 36,769 square feet or 0.85 acre of land.

THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the above described tract of land.

On this date the assessor, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised as shown or noted herein.

A portion of the subject property appears 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 VAE-1 Rating as shown by Map No. 484500429 (1), dated SEPTEMBER 26, 2008. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This survey is not to be used for construction purposes and is for the exclusive use of Independence Title and Lotus Capital Group only and this survey is made pursuant to that certain title commitment under the G# number 13761-CE5, provided by the title company named herein. This survey is subject to any and all covenants and restrictions of record pertaining to the property.

NOTES:

CM = CONTROLLING MONUMENT.

THIS PROPERTY IS AFFECTED BY THE FOLLOWING:
 (100)-AGREEMENT, VOL. 4762, PG. 1957, D.R.T.C.T.
 EASEMENT ABANDONMENT, VOL. 28, PG. 41, VOL. 12746, PG. 749, R.P.R.T.C.T.
 EASEMENT ABANDONMENT, VOL. 28, PG. 41, VOL. 3238, PG. 2234, D.R.T.C.T.

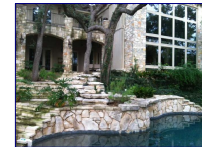
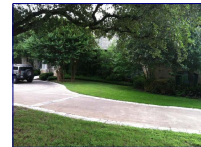
THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING:
 (100)-EASEMENT AGREEMENT, VOL. 13021, PG. 2475, R.P.R.T.C.T.
 AFFIDAVIT, VOL. 13887, PG. 160, R.P.R.T.C.T.

THIS PROPERTY IS NOT AFFECTED BY THE FOLLOWING:
 (10a)-EASEMENT AGREEMENT, VOL. 13087, PG. 228, R.P.R.T.C.T.

ALL PLATTED PUBLIC UTILITY EASEMENTS ON LOTS 12, 13, 14 & 15 ARE ABANDONED PER THE DOCUMENT RECORDED IN VOL. 12746, PG. 749, R.P.R.T.C.T.

THE PLATTED 20' ROAD EASEMENT ON LOT 11 IS ABANDONED PER THE DOCUMENT RECORDED IN VOL. 3238, PG. 2234, D.R.T.C.T.

BEARINGS ARE BASED ON PLAT RECORDED IN VOL. 28, PG. 41, P.R.T.C.T.
 HOUSE EXTENDS BEYOND 10' BUILDING LINES AS SHOWN.
 ONE STORY STUCCO EXTENDS INTO 7.5' EASEMENT AS SHOWN.



REVISION	BY

PRECISE LAND SURVEYING, INC.
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BOUNDARY SURVEY
 4646 ROCKCLIFF ROAD
 TRAVIS COUNTY, TEXAS



SUBJECT	
DATE	07/27/13
BOOK	
PAGE	
PLAT OR CASE #	
FIELD DATE	06/05/13
DRAWN BY	J. THOMPSON
CHECKED BY	
SCALE	1" = 40'
JOB NUMBER	613-1180
SHEET	1 OF 1

