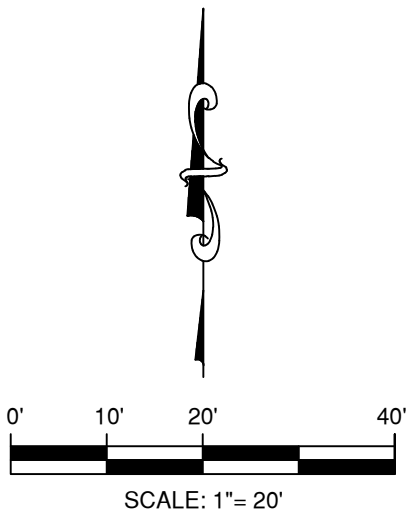


LEGEND:

| | | |
|---------|--------------------|-----------------------|
| —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 = |
| | | STONE = |
| | | (WOOD) RAILROAD TIE = |

GM = GAS METER
EM = ELECTRIC METER
IPF = IRON PIPE FOUND
IRS = IRON ROD SET WITH "PREMIER" CAP
IRF = IRON ROD FOUND
CM = CONTROLLING MONUMENT

BEARINGS ARE BASED ON THE RECORDED PLAT.
THIS PROPERTY IS AFFECTED BY THE FOLLOWING:
(10(5))-AGREEMENT, DOC. NO. 2004071138, O.P.R.T.C.T.
EASEMENTS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED.



LEGAL DESCRIPTION:
BEING A PORTION OF LOT 17, OAK HAVEN SECTION TWO, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 7, PAGE 18, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS 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 REFERENCED HEREON.

| | |
|-----------|----------------------|
| GF. NO. | T-170371 |
| BORROWER | TORY C. KETTER |
| TITLE CO. | TEXAS NATIONAL TITLE |
| TECH | MSP/AV |
| FIELD | MP |

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. 48453C0455 J, DATED JANUARY 6, 2016.

DATE: 04/13/23 JOB NO.: 23-02405
FIELD: 04/12/23



4500 GREENBRIAR COURT, AUSTIN, TX 78756
LOT 17, OAK HAVEN, SECTION TWO

Premier
Surveying LLC

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”
(4500 GREENBRIAR COURT)**

BEING A PORTION OF LOT 17, OAK HAVEN SECTION TWO, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 7, PAGE 18, PLAT 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 EAST CORNER OF SAID LOT 17 AND THE SOUTH CORNER OF LOT 16, SAID OAK HAVEN SECTION TWO, SAID IRON ROD BEING ON THE WEST LINE OF GREENBRIAR COURT (50 FOOT RIGHT-OF-WAY), BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 63.20 FEET;

THENCE ALONG SAID WEST LINE AND SAID CURVE AN ARC DISTANCE OF 61.38 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 09° 34’ 00” WEST – 59.00 FEET TO A 1/2-INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 29.55 FEET;

THENCE ALONG SAID WEST LINE AND SAID CURVE AN ARC DISTANCE OF 24.17 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 05° 11’ 00” WEST – 23.50 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED “PREMIER SURVEYING” FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS NORTH 34° 36’ 12” EAST – 0.44 OF ONE FOOT, SAID IRON ROD SET BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 18.99 FEET;

THENCE ALONG SAID CURVE AN ARC DISTANCE OF 28.14 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 71° 02’ 24” WEST – 25.64 FEET TO A 1/2-INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 291.89 FEET, SAID IRON ROD BEING ON THE NORTHEAST LINE OF WEST 45TH STREET (50 FOOT RIGHT-OF-WAY);

THENCE ALONG SAID NORTHEAST LINE AND SAID CURVE AN ARC DISTANCE OF 12.00 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 67° 41’ 00” WEST – 12.00 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED “PREMIER SURVEYING” AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 257.70 FEET;

THENCE ALONG SAID NORTHEAST LINE AND SAID CURVE AN ARC DISTANCE OF 13.85 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 67° 20’ 45” WEST – 13.85 FEET TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 57° 34’ 49” WEST, A DISTANCE OF 12.13 FEET ALONG SAID NORTHEAST LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 58° 38’ 36” WEST, A DISTANCE OF 25.85 FEET ALONG SAID NORTHEAST LINE;

THENCE NORTH 58° 12’ 24” WEST, A DISTANCE OF 11.35 FEET ALONG SAID NORTHEAST LINE;

THENCE NORTH 72° 36’ 06” WEST, A DISTANCE OF 6.76 FEET ALONG SAID NORTHEAST LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED “PREMIER SURVEYING”;

THENCE NORTH 56° 34’ 00” WEST, A DISTANCE OF 26.79 FEET ALONG SAID NORTHEAST LINE TO A SET COTTON SPINDLE AT THE WEST CORNER OF AFORESAID LOT 17 AND THE SOUTH CORNER OF LOT 18, AFORESAID OAK HAVEN SECTION TWO;

THENCE NORTH 29° 56’ 00” EAST, A DISTANCE OF 100.78 FEET ALONG THE COMMON LINE OF SAID LOTS 17 AND 18 TO A SET MAG NAIL AT THE NORTH CORNER OF SAID LOT 17 AND THE WEST CORNER OF AFORESAID LOT 16;

THENCE SOUTH 58° 09’ 00” EAST, A DISTANCE OF 94.81 FEET ALONG THE COMMON LINE OF SAID LOTS 16 AND 17 TO THE POINT OF BEGINNING AND CONTAINING 10,866 SQUARE FEET OR 0.249 OF ONE ACRE OF LAND.



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

Date: 04/12/23