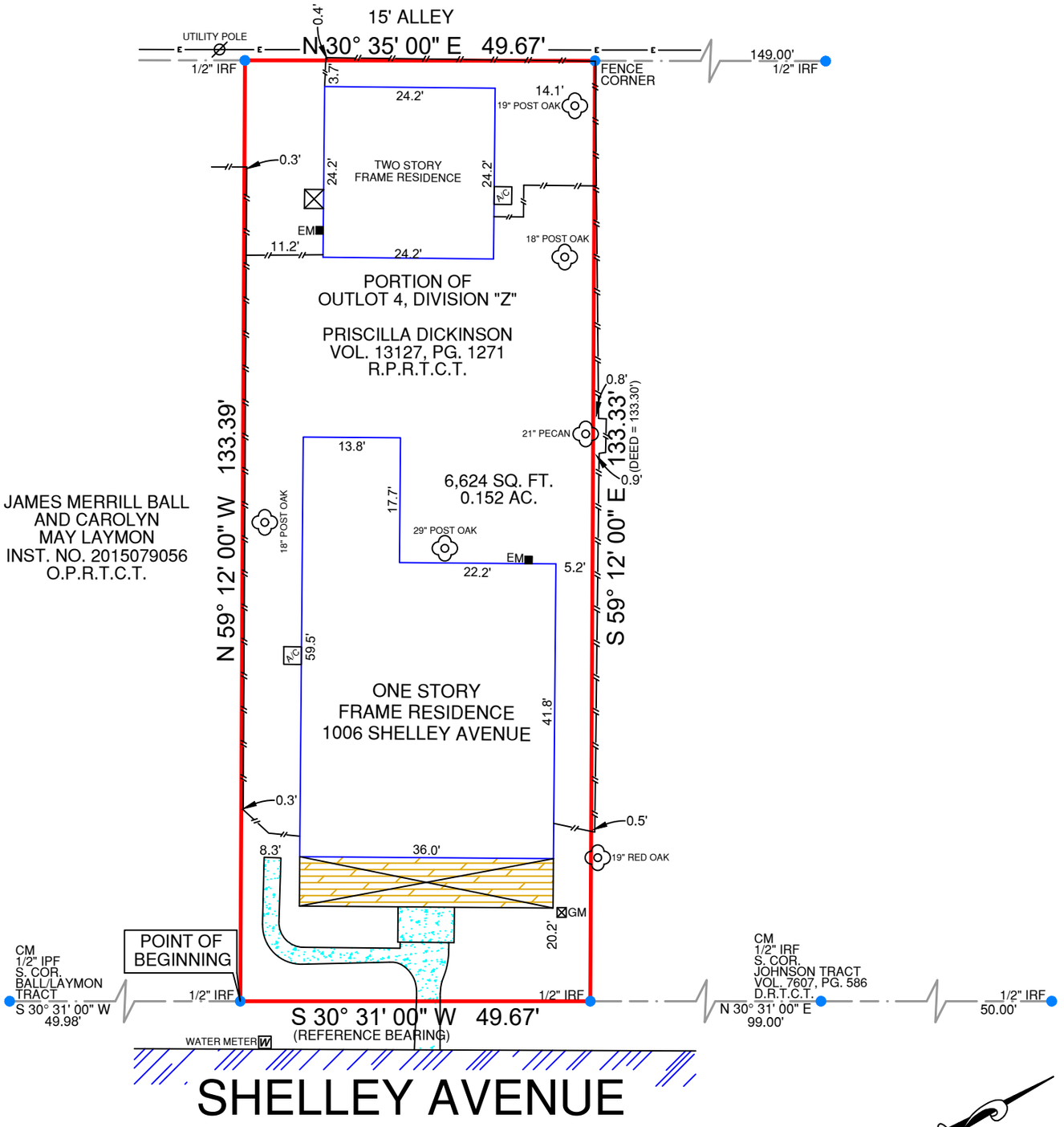


LEGEND:

- BARBWIRE FENCE
- CHAINLINK FENCE
- WROUGHT IRON FENCE
- WOOD FENCE
- VINYL FENCE
- ELECTRIC LINE

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 DEED.

0' 10' 20' 40'

SCALE: 1"= 20'

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 WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY A TITLE COMPANY. THERE MAY BE EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE PROPERTY SHOWN HEREON THAT ONLY A PROPER TITLE SEARCH WOULD REVEAL. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED DEED REFERENCED HEREON.

TECH	MSP
FIELD	RC

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: 09/22/26
FIELD: 09/17/26
JOB NO.: 26-01171TS

STATE OF TEXAS
REGISTERED
DAVID APPLE
5932
PROFESSIONAL
LAND SURVEYOR

David Apple

Registered Professional Land Surveyor

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

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"
(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.



David Apple
Registered Professional Land Surveyor

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

Date: 09/17/26