

ANTONIO M. SILVA
AND WIFE,
DIANA C. SILVA
VOL. 8160, PG. 569
D.R.T.C.T.

KATHERINE STEVENS
AND WIFE,
LATISHA JOLEEN KISH
INST. NO. 2023015799
O.P.R.T.C.T.

COLIN BICK
INST. NO. 2017200589
O.P.R.T.C.T.

UNABLE TO LOCATE
(NO ACCESS)
FENCE COR. BEARS
S 05° 40' E 1.1'

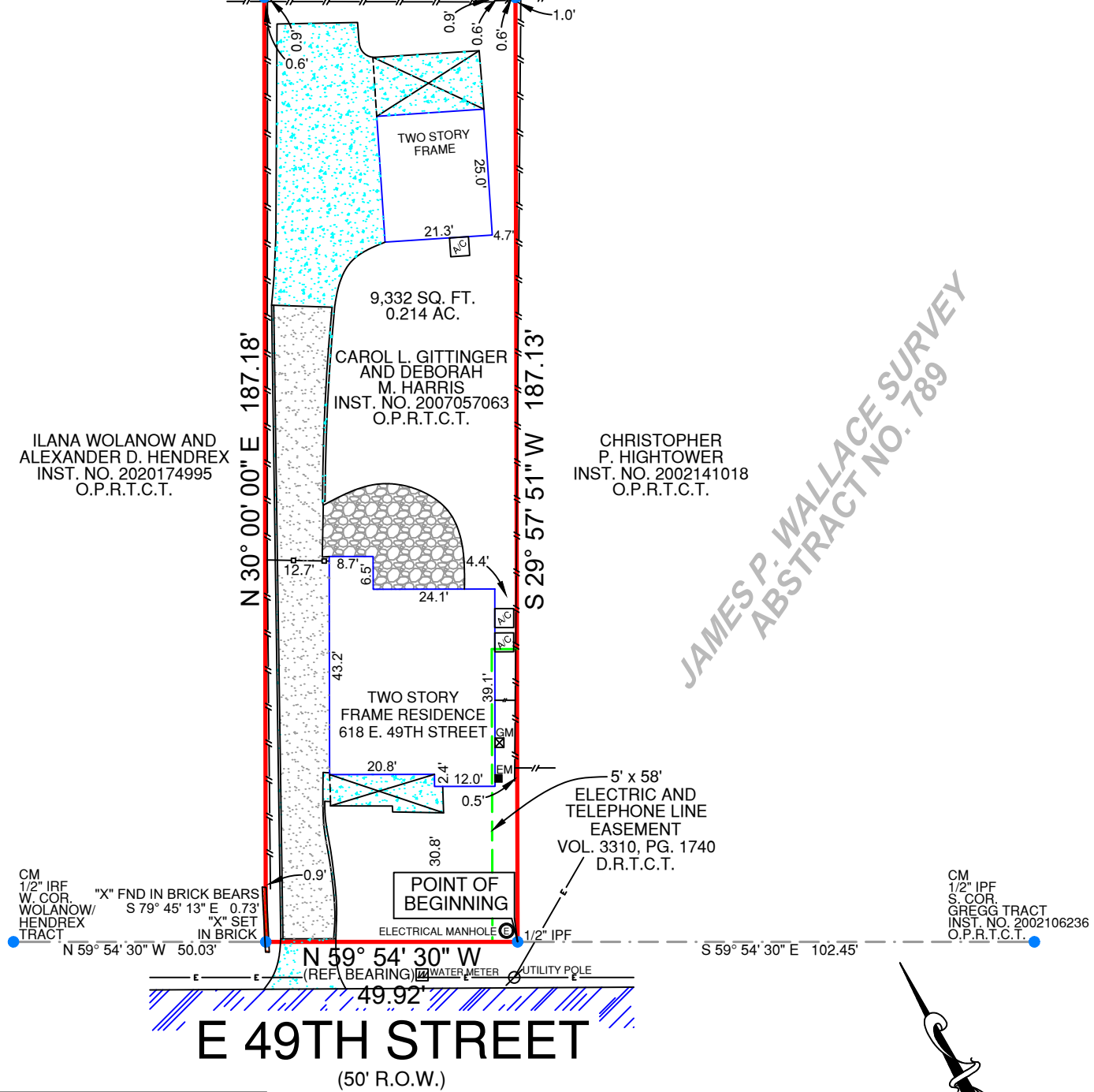
S 59° 50' 34" E
49.80'

1/2" IRF BEARS
S 65° 43' 45" E 2.32'
SET COTTON
SPINDLE

ILANA WOLANOW AND
ALEXANDER D. HENDREX
INST. NO. 2020174995
O.P.R.T.C.T.

CHRISTOPHER
P. HIGHTOWER
INST. NO. 2002141018
O.P.R.T.C.T.

JAMES P. WALLACE SURVEY
ABSTRACT NO. 789



CM
1/2" IRF
W. COR.
WOLANOW/
HENDREX
TRACT
"X" FND IN BRICK BEARS
S 79° 45' 13" E 0.73'
"X" SET
IN BRICK

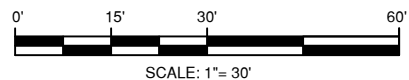
CM
1/2" IPF
S. COR.
GREGG TRACT
INST. NO. 2002106236
O.P.R.T.C.T.

E 49TH STREET
(50' R.O.W.)

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.
THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING:
(10a)-EASEMENT, VOL. 551, PG. 473, D.R.T.C.T.
HOUSE EXTENDS INTO 5' EASEMENT AS SHOWN ABOVE.



LEGAL DESCRIPTION:
BEING A 0.214 ACRE TRACT OF LAND SITUATED IN THE JAMES P. WALLACE SURVEY, ABSTRACT NO. 789, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO CAROL L. GITTINGER AND DEBORAH M. HARRIS, AS RECORDED IN INSTRUMENT NO. 2007057063, 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.

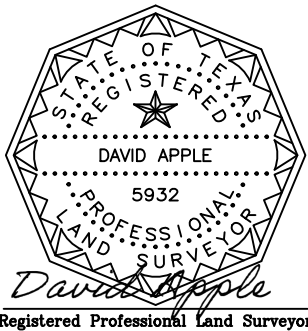
GF. NO.	202402567
TITLE CO.	HERITAGE TITLE
TECH	MSP
FIELD	RC

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.

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. 48453C0465 K, DATED JANUARY 22, 2020.

DATE: 10/04/24 JOB NO.: 24-07044
FIELD: 10/02/24

618 E. 49TH STREET, AUSTIN, TX 78751
0.214 AC., JAMES P. WALLACE SURVEY, ABS. NO. 789



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"
(618 E. 49TH STREET)

BEING A 0.214 ACRE TRACT OF LAND SITUATED IN THE JAMES P. WALLACE SURVEY, ABSTRACT NO. 789, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO CAROL. L. GITTINGER AND DEBORAH M. HARRIS, AS RECORDED IN INSTRUMENT NO. 2007057063, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON PIPE FOUND AT THE SOUTH CORNER OF SAID GITTINGER/HARRIS TRACT AND THE WEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO CHRISTOPHER P. HIGHTOWER, AS RECORDED IN INSTRUMENT NO. 2002141018, SAID OFFICIAL PUBLIC RECORDS, SAID IRON PIPE BEING ON THE NORTHEAST LINE OF E. 49TH STREET;

THENCE NORTH 59° 54' 30" WEST, A DISTANCE OF 49.92 FEET ALONG SAID NORTHEAST LINE TO AN "X" SET IN BRICK FROM WHICH AN "X" SET IN BRICK BEARS SOUTH 79° 45' 13" EAST – 0.73 FEET, SAID FIRST MENTIONED "X" BEING THE WEST CORNER OF SAID GITTINGER/HARRIS TRACT AND THE SOUTH CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ILANA WOLANOW AND ALEXANDER D. HENDRIX, AS RECORDED IN INSTRUMENT NO. 2020174995, SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 30° 00' 00" EAST, A DISTANCE OF 187.18 FEET ALONG THE COMMON LINE OF SAID GITTINGER/HARRIS AND WOLANOW/HENDREX TRACTS TO A POINT FROM WHICH A FENCE CORNER BEARS SOUTH 05° 40' EAST – 1.1 FEET, SAID POINT BEING THE NORTH CORNER OF SAID GITTINGER/HARRIS TRACT AND THE EAST CORNER OF SAID WOLANOW/HENDREX TRACT;

THENCE SOUTH 59° 50' 34" EAST, A DISTANCE OF 49.80 FEET ALONG THE NORTHEAST LINE OF SAID GITTINGER/HARRIS TRACT TO A SET COTTON SPINDLE FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 65° 43' 45" EAST – 2.32 FEET, SAID COTTON SPINDLE BEING THE EAST CORNER OF SAID GITTINGER/HARRIS TRACT AND THE NORTH CORNER OF AFORESAID HIGHTOWER TRACT;

THENCE SOUTH 29° 57' 51" WEST, A DISTANCE OF 187.13 FEET ALONG THE COMMON LINE OF SAID GITTINGER/HARRIS AND HIGHTOWER TRACTS TO THE POINT OF BEGINNING AND CONTAINING 9,332 SQUARE FEET OR 0.214 OF ONE ACRE OF LAND.



Registered Professional Land Surveyor

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

Date: 10/02/24