

Waterloo Surveyors Inc. SURVEY PLAT

OWNER: STEVE HALL
ADDRESS: 305 EAST ST. ELMO ROAD
WILLA DENESE MHP, LLC
LOT 5 BENOIT-BAILEY ADDN
BK 56/Pg 73

LEGAL DESCRIPTION:
BEING 0.844 AC (0.8033 AC) OUT OF AND A PART OF THE ISAAC DECKER LEAGUE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LOT 5, BLOCKERS ADDITION TO FORTVIEW, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK Z, PAGE 624, DEED RECORDS, AND BEING THAT SAME 0.844 ACRE TRACT CONVEYED IN DOCUMENT NO. 2000196619, OFFICIAL PUBLIC RECORDS, SAVE AND EXCEPT THAT CERTAIN 1,774 SQUARE FEET TRACT CONVEYED TO THE CITY OF AUSTIN BY STREET DEED RECORDED IN VOLUME 6663, PAGE 387, DEED RECORDS, TRAVIS COUNTY, TEXAS.

THE TRACT SHOWN HEREON IS SUBJECT TO BLANKET TYPE ELECTRIC EASEMENT TO THE CITY OF AUSTIN WITH RIGHTS OF INGRESS AND EGRESS RECORDED IN VOLUME 6861, PAGE 1676, DEED RECORDS, TRAVIS COUNTY, TEXAS.

"THIS SURVEY WAS PERFORMED FOR AND CERTIFIED TO STEVE HALL AND TO TRANSAMERICAN TITLE COMPANY, LLC, AS PER GF NO. 10-10017."

- LEGEND**
- FOUND IRON PIPE
 - SET 1/2" IRON ROD W/CAP SIRC
 - LABELLED "WATERLOO RPLS 4324"
 - FOUND 1/2" IRON ROD W/CAP FIRC
 - FOUND 1/2" IRON ROD FIR
 - REINFORCED CONCRETE DRAINAGE PIPE RCP
 - WATER METER
 - FIRE HYDRANT
 - UTILITY POLE & WIRE
 - ELECTRIC LINE
 - CHAINLINK FENCE

SCALE 1"=30'

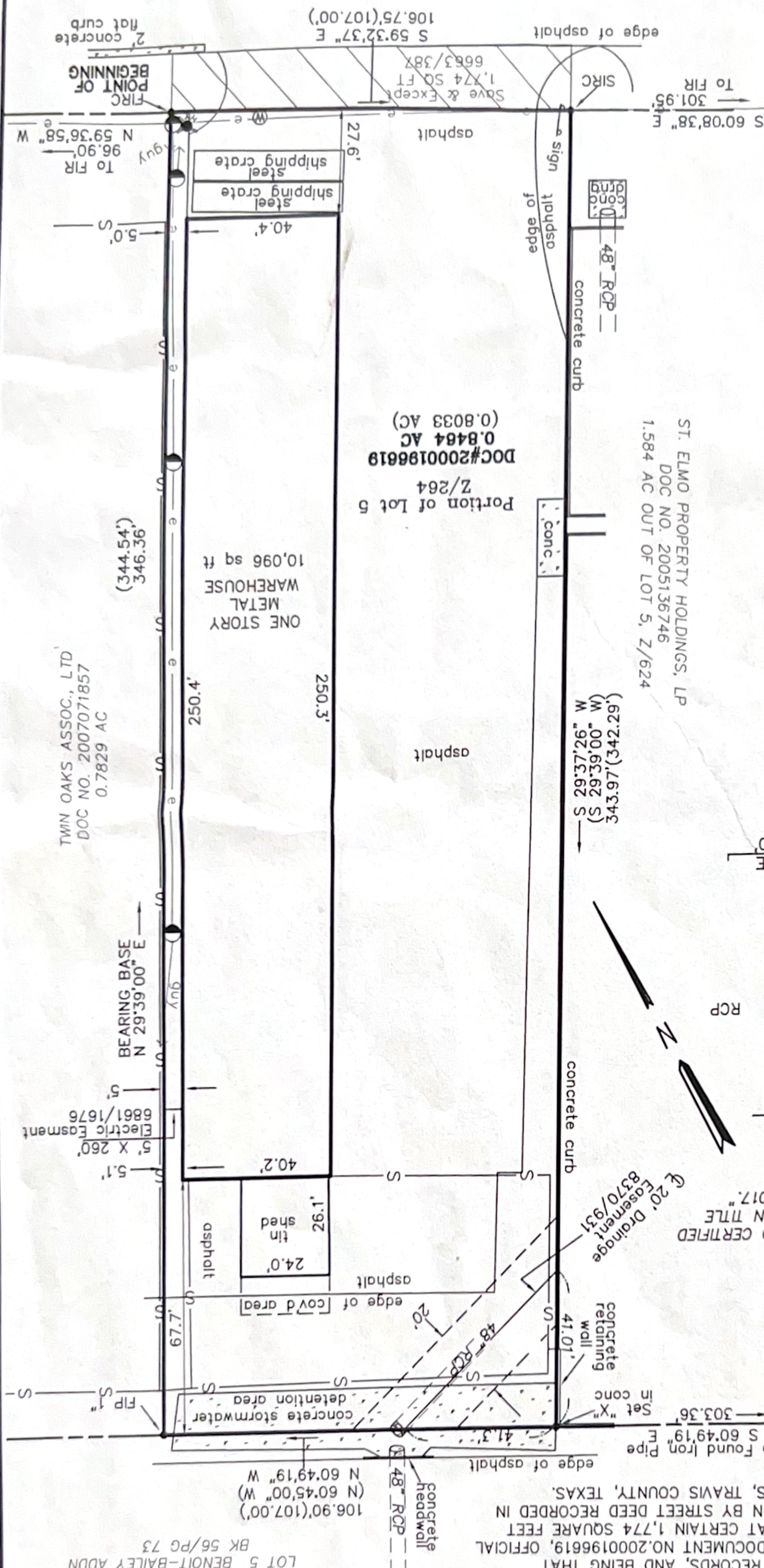
State of Texas: County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey. Dated this 31ST day of MARCH 2010 And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 48453C0585H Zone: X Dated: SEPTEMBER 26, 2008



Thomas P. Dixon R.P.L.S. 4324
P.O. Box 160176, Austin, Texas 78716 Phone: 481-9602

East St. Elmo Road



ST. ELMO PROPERTY HOLDINGS, LP
DOC NO. 2005136746
1.584 AC OUT OF LOT 5, Z/624
DOC#2000196619
0.8484 AC
(0.8033 AC)
Z/264
Portion of Lot 5

TWIN OAKS ASSOC., LTD
DOC NO. 2007071857
0.7829 AC

(344.54')
346.36'

ONE STORY METAL WAREHOUSE
10,096 sq ft

BEARING BASE
N 29.39.00" E

5' X 260'
Electric Easment
6861/1676

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