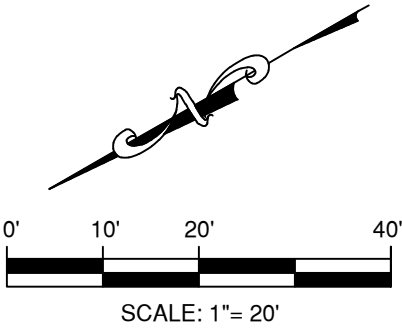


LEGEND:	
—x—x—	BARBWIRE FENCE
—o—o—	CHAINLINK FENCE
—□—□—	WROUGHT IRON FENCE
—//—//—	WOOD FENCE
—v—v—	VINYL FENCE
—E—E—	ELECTRIC LINE
GM =	GAS METER
EM =	ELECTRIC METER
IPF =	IRON PIPE FOUND
IRS =	IRON ROD SET WITH "PREMIER" CAP
IRF =	IRON ROD FOUND
CM =	CONTROLLING MONUMENT (WOOD) RAILROAD TIE =
ASPHALT =	
CONCRETE =	
GRAVEL =	
TILE =	
WOOD =	
BRICK =	
STONE =	

NOTES:
BEARINGS ARE BASED ON THE DEED RECORDED IN VOL. 584, PG. 539, D.R.T.C.T.



LEGAL DESCRIPTION:
BEING A 0.344 ACRE TRACT OF LAND SITUATED IN THE ISAAC DECKER SURVEY, ABSTRACT NO. 8, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED IN DEED TO BOULDIN AVENUE CHURCH OF CHRIST, AS RECORDED IN INSTRUMENT NO. 2024099073, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS (DESCRIBED BY METES AND BOUNDS IN VOLUME 584, PAGE 539, DEED 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.

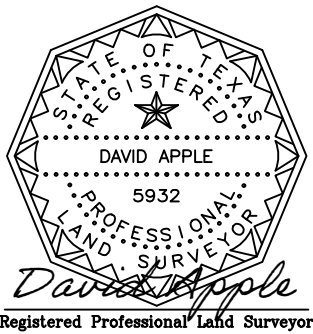
SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND 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.

GF. NO.	202500594
TITLE CO.	HERITAGE TITLE
TECH	MSP
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. 48453C0445 K, DATED JANUARY 22, 2020.

DATE: 06/13/25 JOB NO.: 25-01721
FIELD: 06/10/25

517 BOULDIN AVENUE, AUSTIN, TX 78704
0.344 AC., ISAAC DECKER SURVEY, ABSTRACT NO. 8



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: _____

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”
(517 BOULDIN AVENUE)**

BEING A 0.344 ACRE TRACT OF LAND SITUATED IN THE ISAAC DECKER SURVEY, ABSTRACT NO. 8, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED IN DEED TO BOULDIN AVENUE CHURCH OF CHRIST, AS RECORDED IN INSTRUMENT NO. 2024099073, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS (DESCRIBED BY METES AND BOUNDS IN VOLUME 584, PAGE 539, DEED RECORDS, TRAVIS COUNTY, TEXAS), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

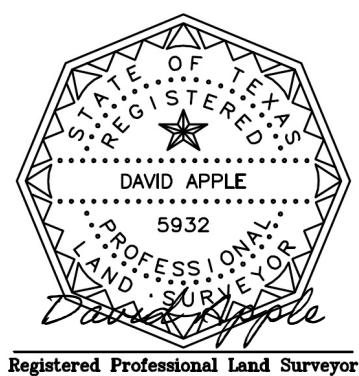
BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE WEST CORNER OF SAID BOULDIN AVENUE CHURCH OF CHRIST TRACT AND THE NORTH CORNER OF THAT CERTAIN TRACT OF LAND RECORDED IN VOLUME 7489, PAGE 448, SAID DEED RECORDS, SAID IRON ROD BEING ON THE SOUTHEAST LINE OF BOULDIN AVENUE;

THENCE NORTH 29° 54’ 00” EAST, A DISTANCE OF 100.00 FEET ALONG SAID SOUTHEAST LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED “PREMIER SURVEYING” AT THE NORTH CORNER OF SAID BOULDIN AVENUE CHURCH OF CHRIST TRACT AND THE WEST CORNER OF THAT CERTAIN TRACT OF LAND RECORDED IN INSTRUMENT NO. 2014120712, AFORESAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 60° 06’ 00” EAST, A DISTANCE OF 150.00 FEET ALONG THE COMMON LINE OF SAID BOULDIN AVENUE CHURCH OF CHRIST TRACT AND SAID TRACT RECORDED IN INSTRUMENT NO. 2014120712 TO A 1/2-INCH IRON ROD FOUND AT THE EAST CORNER OF SAID BOULDIN AVENUE CHURCH OF CHRIST TRACT;

THENCE SOUTH 29° 54’ 00” WEST, A DISTANCE OF 100.00 FEET ALONG THE SOUTHEAST LINE OF SAID BOULDIN AVENUE CHURCH OF CHRIST TRACT TO A STEEL FENCE POST AT THE SOUTH CORNER OF SAID BOULDIN AVENUE CHURCH OF CHRIST TRACT AND THE EAST CORNER OF AFORESAID TRACT RECORDED IN VOLUME 7489, PAGE 448;

THENCE NORTH 60° 06’ 00” WEST, A DISTANCE OF 150.00 FEET ALONG THE COMMON LINE OF SAID BOULDIN AVENUE CHURCH OF CHRIST TRACT AND SAID TRACT RECORDED IN VOLUME 7489, PAGE 448 TO THE POINT OF BEGINNING AND CONTAINING 15,000 SQUARE FEET OR 0.344 OF ONE ACRE OF LAND.



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

Date: 06/10/25