

BOUNDARY & IMPROVEMENT SURVEY PLAT

OF 5.000 Acres

IN THE
S. M. WILLIAMS LEAGUE, A-103
AUSTIN COUNTY, TEXAS

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1 FOUND	557.50'	470.87'	67°50'15"	N 15°49'53" W	525.51'
C1 CALLED	N. A.	470.87'	N. A.	N. A.	N. A.
C2 FOUND	178.90'	470.87'	21°46'08"	N 28°58'19" E	177.83'
C2 CALLED	N. A.	470.87'	N. A.	N. A.	N. A.

LEGEND

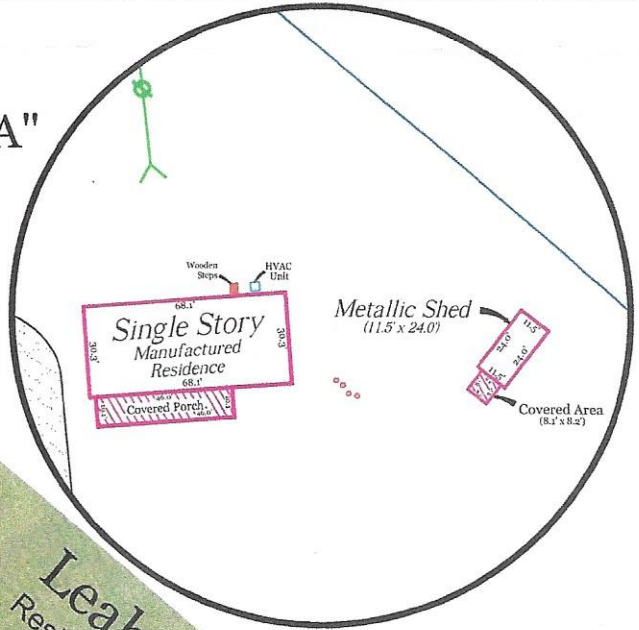
POWER POLE	1/2" IRON ROD FOUND
POWER LINE	ASPHALT
BARBED & WIRE FENCE	GRAVEL
PIPELINE MARKER	SEPTIC ACCESS
	DEED CALL

COURSE & DISTANCE TABLE

LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	N 49°45'00" W	440.40'	N 49°45'00" W (Basis of Bearings)	440.40'
L2	S 49°45'00" E	850.09'	N. A.	N. A.
L3	S 35°06'29" W	294.43'	S 35°06'29" W	N. A.
L4	N 35°06'29" E	568.30'	N 35°06'29" E	N. A.

DETAIL "A"

N.T.S.



SEE DETAIL "A"

5.000 Acres

Residue of Called 22.42 Acres

Clerk's File No. 061487, O.R.A.C.T.

Leah Ann Janes
Residue of Called 22.42 Acres
Clerk's File No. 061487, O.R.A.C.T.

NOTES

1. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
2. THIS SURVEY IS BASED ON A TITLE REPORT ISSUED BY BOTTIS TITLE CO., UNDER G.F. NO. AU-16-121, ISSUED JULY 22, 2016.
3. THIS SURVEY IS EXCLUSIVELY FOR THIS TRANSACTION ONLY AND MUST BEAR THE ORIGINAL SEAL AND SIGNATURE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR TO BE VALID. ANY OTHER USE OF THIS SURVEY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE REGISTERED PROFESSIONAL LAND SURVEYOR.
4. SUBJECT TO EASEMENTS, ORDINANCES, CONDITIONS, RESTRICTIONS AND ANY, AND ALL ADDITIONAL, APPLICABLE INSTRUMENTS THAT MAY OR MAY NOT BE OF RECORD THAT AFFECT OR COULD AFFECT THE SUBJECT PARCEL. NO SUB-SURFACE FEATURES WERE INVESTIGATED OR INCLUDED WITHIN THE SCOPE OF THIS SURVEY.
5. SUBJECT TO THAT CERTAIN EASEMENT AND RIGHT-OF-WAY AGREEMENT TO SEMINOLE PIPELINE CO. AS RECORDED IN VOLUME 792, PAGE 884 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS. (SHOWN)
6. FENCES MEANDER BOUNDARY.
7. FOR REFERENCE REFER TO METES AND BOUNDS DESCRIPTION, PREPARED BY A-SURVEY, INC., AUGUST 16, 2016.
8. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION FOR AUSTIN COUNTY, TEXAS, THE SUBJECT TRACT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AND IS IN ZONE X AS GRAPHICALLY DETERMINED BY FLOOD HAZARD BOUNDARY MAP NO. 48015C0025E, EFFECTIVE DATE: SEPTEMBER 3, 2010.



A-SURVEY, INC.
THE MASTERS OF MEASUREMENT™

19 NORTH MILLER
BELLVILLE, TEXAS 77418
979-865-8111
1-800-4-A-SURVEY

TITLE Co.: BOTTIS TITLE Co.
MORTGAGE Co.: N. A.

CF No.: AU-16-121

I HEREBY STATE THAT THIS SURVEY PLAT REPRESENTS THE RESULTS OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT NO VIOLATIONS OR ENCROACHMENTS WERE FOUND, EXCEPT AS SHOWN AND/OR DEPICTED HEREON.

RONALD K. BRYANT