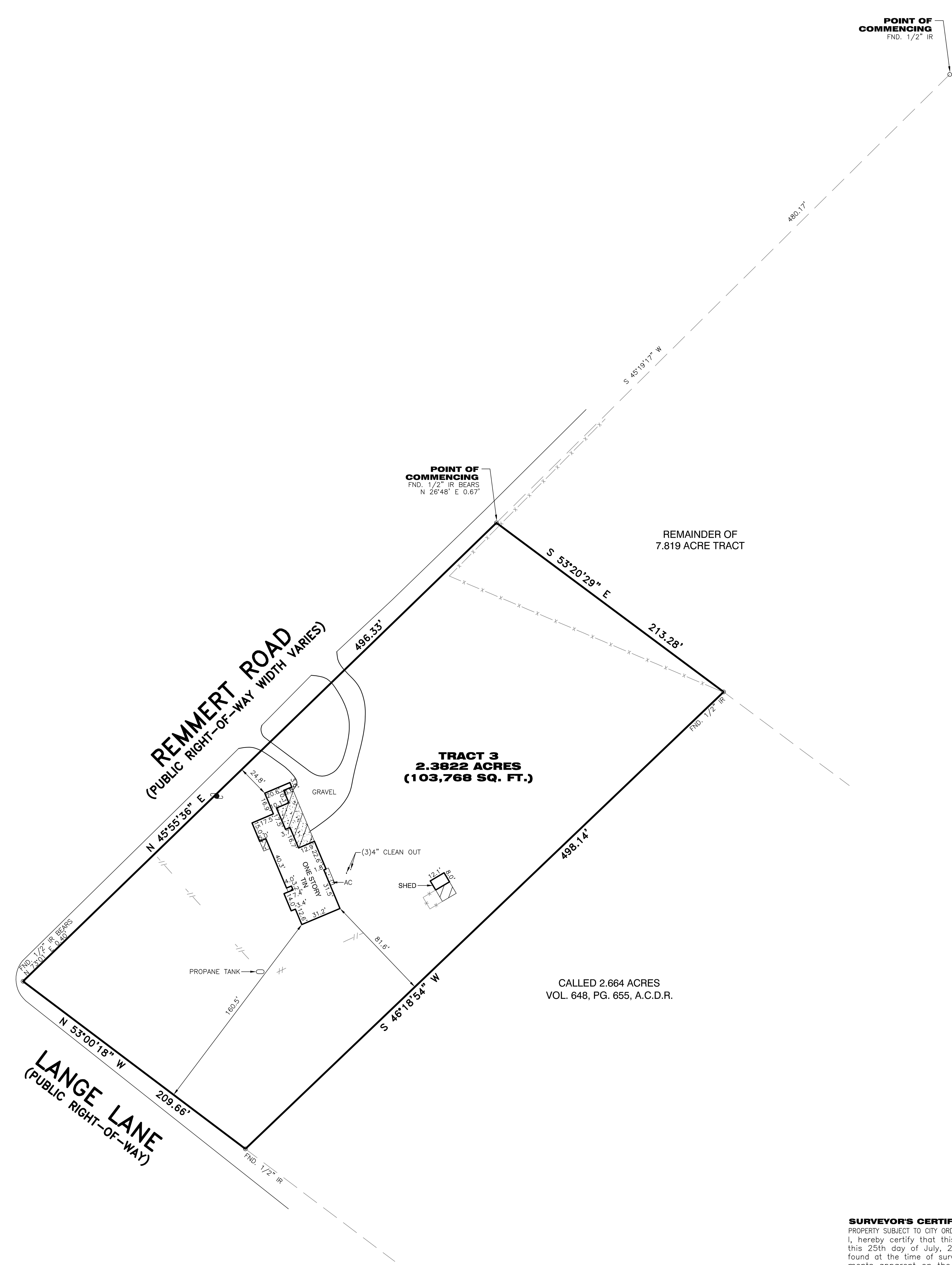
GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

NORTH

LEGEND:
AE – AERIAL EASEMENT
BL – BUILDING LINE
BLDG – BUILDING
ESMT – EASEMENT
FND – FOUND
HL&P – HOUSTON LIGHTING & POWER
IP – IRON PIPE
IR – IRON ROD
CIR – CAPPED IRON ROD
"STS" – STAMPED SOUTH TEXAS SURVEYING
ACCF – AUSTIN COUNTY CLERKS FILE
ACDR – AUSTIN COUNTY DEED RECORDS
ACMR – AUSTIN COUNTY MAP RECORDS
POB – POINT OF BEGINNING
POC – POINT OF COMMENCING
PS – PARKING SPACES
ROW – RIGHT OF WAY
SQ. FT. – SQUARE FEET
UE – UTILITY EASEMENT
—x— BARBED WIRE FENCE
—o— CHAIN LINK FENCE
CONCRETE
COVERED CONCRETE
—E— OVERHEAD ELECTRIC LINES
—//— WOOD FENCE
—/— WROUGHT IRON FENCE
GUY WIRE
– CATCH BASIN
– CABLE BOX
– ELECTRIC BOX
– ELECTRIC MH
– FIRE HYDRANT
– FIBER OPTIC MARKER
– FLAG POLE
– GAS METER
– GAS VALVE
– CURB INLET
– LIGHT POLE
– MANHOLE
– MONITORING WELL
– PIPELINE MARKER
– POWER POLE
– SERVICE POLE
– SANITARY MANHOLE
– STORM MANHOLE
– TELEPHONE PEDESTAL
– TRANSFORMER
– TRAFFIC SIGNAL BOX
– TRAFFIC SIGNAL POLE
– UNDERGROUND CABLE MARKER
– WATER WELL
– WATER METER
– WATER VALVE
– BENCHMARK



LEGAL DESCRIPTION - TRACT 3

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 2.3822 ACRES OUT OF 7.819 ACRES, MORE OR LESS, IN THE WILLIAM C. WHITE LEAGUE, ABSTRACT 101, AUSTIN COUNTY, TEXAS, SAID 7.819 BEING THE AGGREGATE OF THE RESIDUE OF THAT CERTAIN CALLED 2.7 ACRE PARCEL AS DESCRIBED BY DEED RECORDED IN VOLUME 181, PAGE 51 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS AND THE RESIDUE OF THAT CERTAIN THIRD TRACT CALLED 7.299 ACRE PARCEL AS DESCRIBED BY DEED RECORDED IN VOLUME 311, PAGE 3-4 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS, SAID 7.299 ACRE PARCEL BEING A PORTION OF THAT CERTAIN CALLED 107.90 ACRE PARCEL AS DESCRIBED BY DEED RECORDED IN VOLUME 233, PAGE 359 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS, SAID 2.3822 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARING BASIS IS THE SOUTHEAST RIGHT–OF–WAY LINE OF REMMERT ROAD BEING NORTH 45 DEGREES 19 MINUTES 17 SECONDS);

COMMENCING AT A 1/2 INCH IRON ROD FOUND FOR CORNER, SAME BEING IN THE COMMON SOUTHEASTERLY MARGIN OF REMMERT ROAD (WIDTH VARIES), SAME BEING THE COMMON MOST WESTERLY CORNER OF THAT CERTAIN CALLED 1.825 ACRE PARCEL AS DESCRIBED BY DEED RECORDED IN VOLUME 618, PAGE 418 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS, SAME BEING IN THE COMMON NORTHWESTERLY LINE OF THE RESIDUE OF SAID CALLED 7.299 ACRE PARCEL, AND SAME BEING THE POINT OF BEGINNING AND THE MOST NORTHERLY CORNER OF THE TRACT HEREIN DESCRIBED, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR REFERENCE BEARS NORTH 45 DEGREES 19 MINUTES 17 SECONDS EAST, A DISTANCE OF 180 .75 FEET (CALLED NORTH 45 DEGREES 44 MINUTES 00 SECONDS EAST. 174.83 FEET) (VOLUME 618, PAGE 418), SAME BEING THE MOST NORTHERLY CORNER OF SAID CALLED 1.825 ACRE PARCEL;

THENCE, ALONG THE NORTH LINE OF SAID 7.819 ACRES AND THE SOUTHEASTERLY MARGIN OF REMMERT ROAD, SOUTH 49 DEGREES 19 MINUTES 17 SECONDS WEST, A DISTANCE OF 480.17 FEET TO A POINT FROM WHICH A FOUND 1/2 INCH IRON ROD BEARS NORTH 26 DEGREES 48 MINUTES EAST, 0.67 FEET FOR THE POINT OF BEGINNING;

THENCE, LEAVING SAID SOUTHEASTERLY MARGIN OF REMMERT ROAD, SOUTH 53 DEGREES 15 MINUTES 36 SECONDS EAST, ACROSS THE 7.819 ACRES, A DISTANCE OF 213.28 FEET TO A 1/2 INCH IRON ROD found FOR THE NORTHEAST CORNER ON THE NORTHERLY LINE OF THAT CERTAIN CALLED 2.664 ACRE PARCEL AS DESCRIBED BY DEED RECORDED IN VOLUME 648, PAGE 655 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS, AND AN INTERIOR CORNER OF THE SAID 7.819 ACRES;

THENCE, WITH SAID COMMON LINE, SOUTH 46 DEGREES 18 MINUTES 54 SECONDS WEST. A DISTANCE 498.14 FEET (CALLED SOUTH 46 DEGREES 00 MINUTES 00 SECONDS WEST 491.67 FEET) (VOL. 181, PAGE 51) TO A ⅝ INCH IRON ROD FOUND FOR CORNER, SAME BEING THE COMMON MOST WESTERLY CORNER OF SAID CALLED 2.664 ACRE PARCEL, SAME BEING IN THE COMMON NORTHEASTERLY LINE OF THE RESIDUE OF THAT CERTAIN CALLED 1.22 ACRE PARCEL AS DESCRIBED BY DEED RECORDED IN VOLUME 233, PAGE 359 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS, SAME BEING THE COMMON MOST SOUTHERLY CORNER OF THE RESIDUE OF SAID CALLED 2.7 ACRE PARCEL, AND SAME BEING THE MOST SOUTHERLY CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 53 DEGREES 00 MINUTES 18 SECONDS WEST, A DISTANCE OF 209.66 FEET (CALLED NORTH 53 DEGREES 45 MINUTES 00 SECONDS WEST) (VOL. 181, PAGE 51) TO A POINT FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS NORTH 73 DEGREES 01 MINUTES 0.40 FEET FOR CORNER, SAME BEING IN THE SAID COMMON SOUTHEASTERLY MARGIN OF REMMERT ROAD, SAME BEING THE COMMON MOST NORTHERLY CORNER OF THE RESIDUE OF SAID CALLED 1.22 ACRE PARCEL, SAME BEING THE COMMON MOST WESTERLY CORNER OF THE RESIDUE OF SAID CALLED 2.7 ACRE PARCEL, AND SAME BEING THE MOST WESTERLY CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, WITH SAID COMMON SOUTHEASTERLY MARGIN OF REMMERT ROAD AND SAID COMMON LINE, NORTH 45 DEGREES 55 MINUTES 36 SECONDS EAST, A DISTANCE OF 496.33 FEET (CALLED NORTH 46 DEGREES 00 MINUTES 00 SECONDS EAST. 491.67 FEET) (VOL. 181, PAGE 51) TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED AND CONTAINING 2.3822 ACRES OF LAND, MORE OR LESS.

NOTES:
1. BASIS OF BEARING IS THE SOUTHEAST R.O.W. LINE OF REMMERT ROAD BEING N 45°55'36" E.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN ON THE GROUND SURVEY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. 13-191823KL OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2019. ALL RIGHTS RESERVED.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE ________, ACCORDING TO F.I.R.M. MAP NO. ________, DATE ________. BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

SURVEYOR'S CERTIFICATION
PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.
I, hereby certify that this survey was made on the ground and completed on this 25th day of July, 2019 and that this plat correctly represents the facts found at the time of survey showing any improvements. There are no encroachments apparent on the ground, except as shown. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey. This survey is certified for boundary only and for this transaction only. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:
GF 13-191823KL of OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Fred W. Lawton, Registered Professional Land Surveyor No. 2321

STATE OF TEXAS REGISTERED FRED W. LAWTON 2321 PROFESSIONAL LAND SURVEYOR

SURVEY OF

2.3822 ACRES OUT OF 7.819 ACRES, MORE OR LESS, IN THE WILLIAM C. WHITE LEAGUE, ABSTRACT 101, AUSTIN COUNTY, TEXAS, SAID 7.819 BEING THE AGGREGATE OF THE RESIDUE OF THAT CERTAIN CALLED 2.7 ACRE PARCEL AS DESCRIBED BY DEED RECORDED IN VOLUME 181, PAGE 51 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS AND THE RESIDUE OF THAT CERTAIN THIRD TRACT CALLED 7.299 ACRE PARCEL AS DESCRIBED BY DEED RECORDED IN VOLUME 311, PAGE 3-4 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS, SAID 7.299 ACRE PARCEL BEING A PORTION OF THAT CERTAIN CALLED 107.90 ACRE PARCEL AS DESCRIBED BY DEED RECORDED IN VOLUME 233, PAGE 359 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS

ADDRESS: 0 REMMERT ROAD
BELLVILLE, TEXAS 77418

JOB NO: 1554-19C
DATE: 7-19-19

SCALE: 1" = 50'
SHEET 1 OF 1

REVISIONS:

NO.	DATE	DESCRIPTION

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
281-556-6918 FAX 281-556-9331
Firm Number: 10045400

Copyright 2019 South Texas Surveying Associates, Inc.

K:\COMRES 2019\1554-19.DWG (BP)

JOB NO: 1554-19