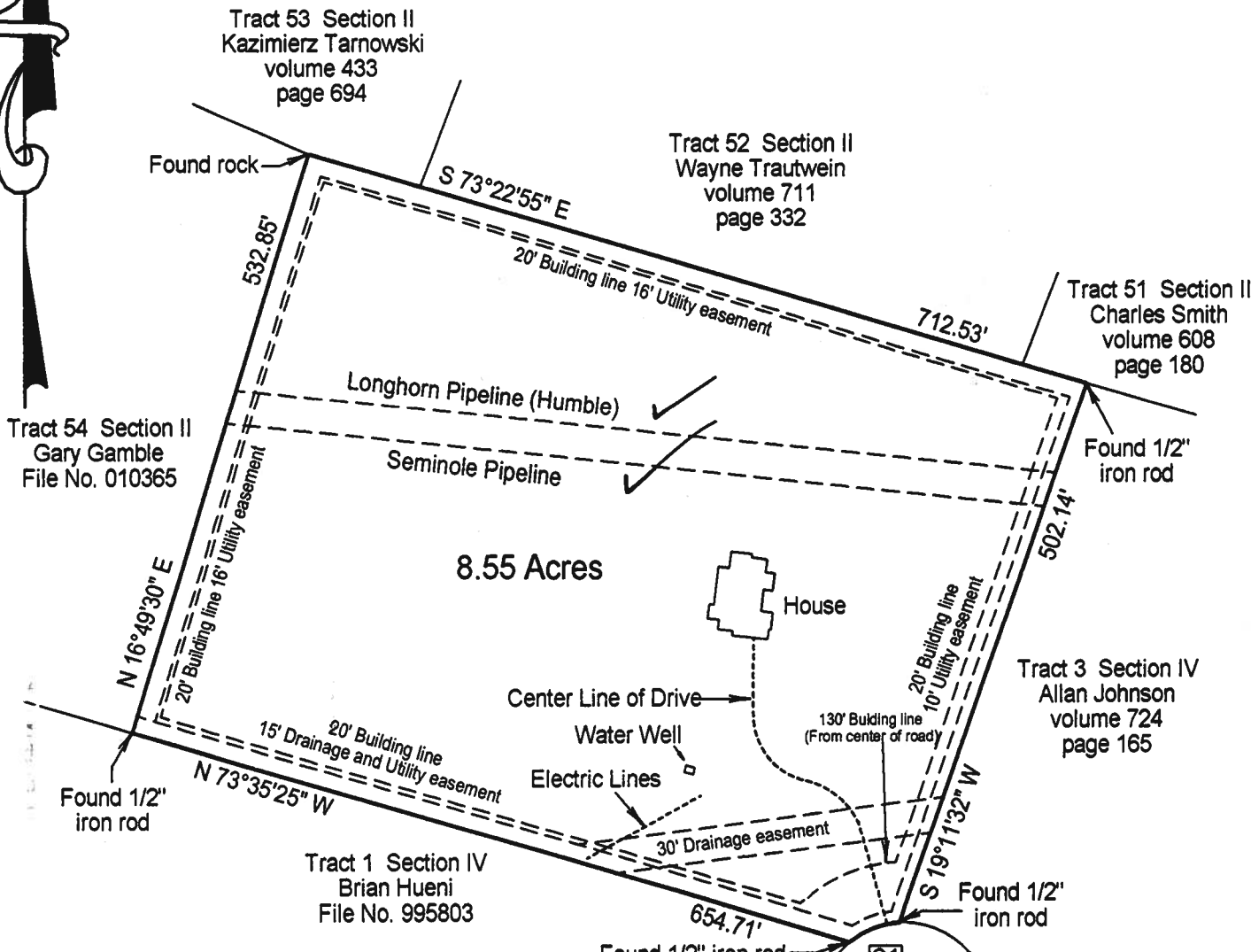


Austin County, Texas

Piney Creek Section Four

Survey plat showing a 8.55 acre tract of land, being Tract 2 of Section 4 of Piney Creek Subdivision, a subdivision in Austin County, Texas, according to the plat thereof recorded in volume 1, page 95 of the Plat Records of Austin County, Texas, and being all of that certain tract as conveyed to Gregory Lynn Shepherd as recorded in File No. 026009 of the Official Records of Austin County, Texas.



Id	Radius	Arc Length	Chord	Ch Bear
C1	77.78'	47.81'	47.06'	S 68°49'43" W

This tract is subject to the covenants, conditions, reservations, easements, building lines and restrictions as recorded in volume 473, page 593 and in volume 473, page 685 of the D. R. A. C. T. and File No. 993802 of the O. R. A. C. T. and as shown on the plat of Piney Creek Section 4 recorded in volume 1, page 95 of the Plat Records of Austin County, Texas.

Gregory L. Shepherd

I hereby certify that this survey plat represents the facts as found during an on the ground survey made under my direct supervision on May 15, 2003, and that it substantially conforms to the current Standards and Specifications for a Category 1A, Condition IV Survey.

Rocky Von Roesler

Rocky Von Roesler
Registered Professional Land Surveyor
Number 4702



The address of this tract appears to be
540 Walnut Drive
Bellville, Texas 77418
As of this date, this tract is not fenced.

This tract appears to be subject to the following easements:

- San Bernard Electric Cooperative, Inc. ingress and egress volume 475, page 344 of the D. R. A. C. T.
- Texas Public Utilities Company ingress and egress volume 68, page 48 of the D. R. A. C. T.
- Humble Pipe Co. volume 175, page 492 of the D. R. A. C. T.
- Seminole Pipeline Company volume 671, page 336 of the O. R. A. C. T.

Reference is hereby made to a land description, attached hereto and made a part hereof.

Bearings based on deed call as applied to found monuments on the Southeast line of this tract.

According to the FEMA Flood Insurance Rate Map Community Panel No. 48015C0050 C, effective date January 17, 1990, it appears that this tract does not lie within a Special Flood Hazard Zone "A".

STATE OF TEXAS)
)
COUNTY OF AUSTIN)

Land Description

BEING a 8.55 acre tract of land, being Tract 2 of Section 4 of Piney Creek Subdivision, a subdivision in Austin County, Texas, according to the plat thereof recorded in volume 1, page 95 of the Plat Records of Austin County, Texas, and being all of that certain tract as conveyed to Gregory Lynn Sheperd as recorded in File No. 026009 of the Official Records of Austin County, Texas, and being more particularly described as follows;

BEGINNING at a 1/2" iron rod found in the Southwest line of a Charles Smith Tract 51, (volume 608, page 180), also being the Northwest corner of a Allan Johnson Tract 3 (volume 724, page 165) and for the Northeast corner hereof;

THENCE with the Northwest line of the Johnson tract South 19 deg. 11 min. 32 sec. West 502.14 feet to a 1/2" iron rod found in a cul de sac of Walnut Drive, an Austin County maintained public road for the Southwest corner of the Johnson tract and for the Southeast corner hereof;

THENCE with the line of the cul de sac having a radius of 77.78, a length of 47.81 feet and a chord that bears South 68 deg. 49 min. 43 sec. West 47.06 feet to a 1/2" iron rod found for the Northeast corner of a Brian Hueni Tract 1 (File #995803) and for the South corner hereof;

THENCE with the Northeast line of the Hueni tract North 73 deg. 35 min. 25 sec. West 654.71 feet to a 1/2" iron rod found for the Southeast corner of a Gary Gamble Tract 54 (File # 010365) and for the Southwest corner hereof;

THENCE with the Southeast line of the Gamble tract North 16 deg. 49 min. 30 sec. East 532.85 feet to a rock found in the South line of a Kazimierz Tarnowski Tract 53, (volume 433, page 694) and accepted for the Northeast corner of the Gamble tract and the Northwest corner hereof;

THENCE with the Southwest line of the Tarnowski tract, a Wayne Trautwein Tract 52, (volume 711, page 332) and the Smith tract South 73 deg. 22 min. 55 sec. East 712.53 feet to the PLACE OF BEGINNING, containing 8.55 acres of land.

Reference is hereby made to a survey plat, attached hereto and made a part hereof.

I hereby certify that this land description represents the facts as found during an on the ground survey made under my direct supervision on August 28, 2001 and that it substantially conforms to the current Standards and Specifications for a Category 1A, Condition IV Survey.



Rocky Von Roesler
Registered Professional Land Surveyor
Number 4702

