

# BOUNDARY & IMPROVEMENT SURVEY PLAN OF 0.248 ACRES IN THE CITY OF BELLVILLE JOHN NICHOLS LEAGUE, A-73 AUSTIN COUNTY, TEXAS



Scale: 1" = 20'  
0 10 20 Feet

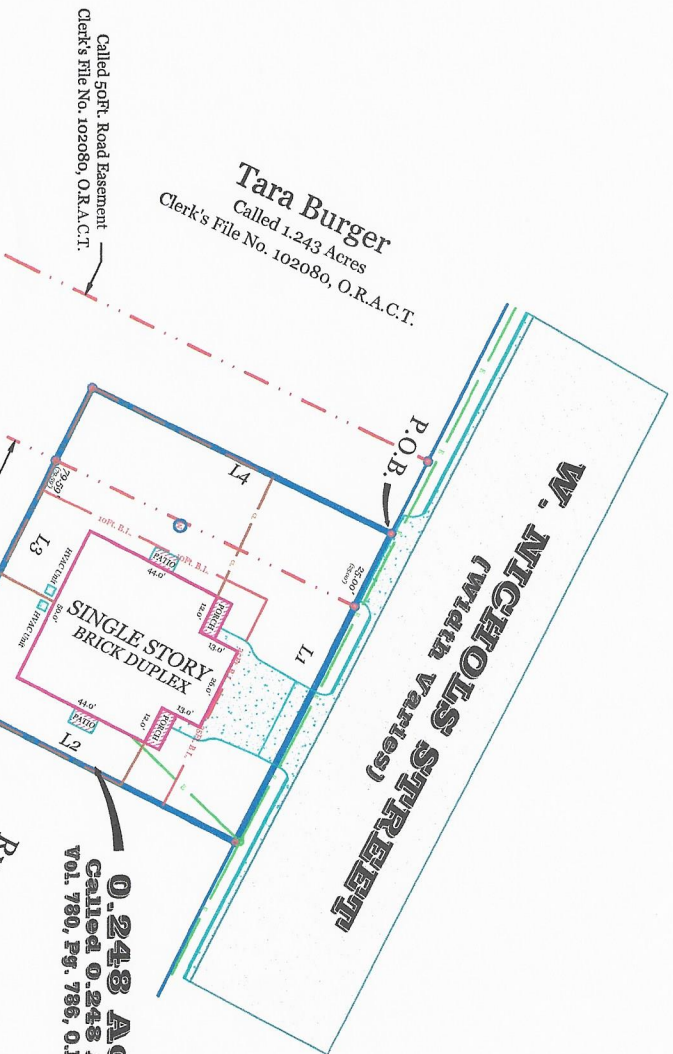
**NOTES:**

1. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
2. THIS SURVEY IS BASED ON A TITLE REPORT ISSUED BY BELLVILLE ABSTRACT COMPANY, UNDER G.F. NO. 46064, ISSUED NOVEMBER 14, 2018.
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 SURFACE FEATURES WERE INVESTIGATED OR INCLUDED WITHIN THE SCOPE OF THIS SURVEY.
5. FENCES MEASURED REFER TO METERS AND BOUNDS DESCRIPTION, FOR REFERENCE REFER TO METERS AND BOUNDS DESCRIPTION, PREPARED BY A-SURVEY, INC., DATED NOVEMBER 18, 2018.
7. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD HAZARD MAP FOR AUSTIN COUNTY, TEXAS, THE SUBJECT TRACT DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AND IS IN ZONE X AS GRAPHICALLY DETERMINED BY FLOOD HAZARD BOUNDARY MAP NO. 48015G01RSE, DATED SEPTEMBER 3, 2010.

I HEREBY STATE THAT THIS SURVEY MEETS ALL REQUIREMENTS OF THE RESULTS OF AN ABSTRACT SURVEY MADE ON THE BOUNDARY BOUNDARY AND SURVEYING AND THAT NO UNLAWFUL ENCROACHMENTS WERE FOUND, EXCEPT AS SHOWN AND OR NOTED HEREON.

RONALD K. BRYANT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4361

*11-19-2018*

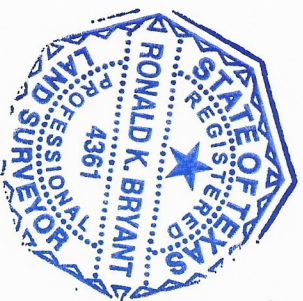


**Tara Burger**  
Called 1.243 Acres  
Clerk's File No. 102080, O.R.A.C.T.

**Tara Burger**  
Called 1.248 Acres  
Clerk's File No. 102080, O.R.A.C.T.

**Ryan Gillson**  
Called 0.375 Acre  
Clerk's File No. 150991, O.R.A.C.T.

**0.248 Acre**  
Called 0.248 Acre  
VOL. 780, PG. 786, O.R.A.C.T.



**A-SURVEY, INC.**  
THE MASTERS OF MEASUREMENT™

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BELLVILLE, TEXAS 77418  
979-865-8111  
1-800-4-A-SURVEY  
4ASURVEY@GMAIL.COM  
T.B.P.L.S. PRRM REG. LLC, NO. 10076700  
PROJCT NO.: 18249A

**LEGEND**

	POWER POLE		CONCRETE
	OVERHEAD POWER LINE		ASPHALT
	GUY WIRE		WATER METER
	WIRE FENCE		1/2" IRON ROD FOUND
	CHAIN FENCE		DEED CALL
	50FT ROAD EASEMENTS		

**DEEDS & IMPROVEMENT CALLS**

LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	S 63°16'00" E	106.65'	S 63°16'00" E (Base of Bearing)	106.65'
L2	S 26°45'12" W	102.00'	S 26°45'12" W	102.00'
L3	N 63°23'23" W	104.60'	N 63°23'23" W	104.60'
L4	N 25°36'10" E	102.25'	N 25°36'10" E	102.25'

TITLE Co.: BELLVILLE ABSTRACT Co.	GF No.: 46064
MORTGAGE Co.: CITIZENS STATE BANK - SEALY	
BORROWER: KAY KRAMPITZ	
ADDRESS: 301 WEST NICHOLS STREET, CITY OF BELLVILLE, AUSTIN COUNTY, TEXAS	