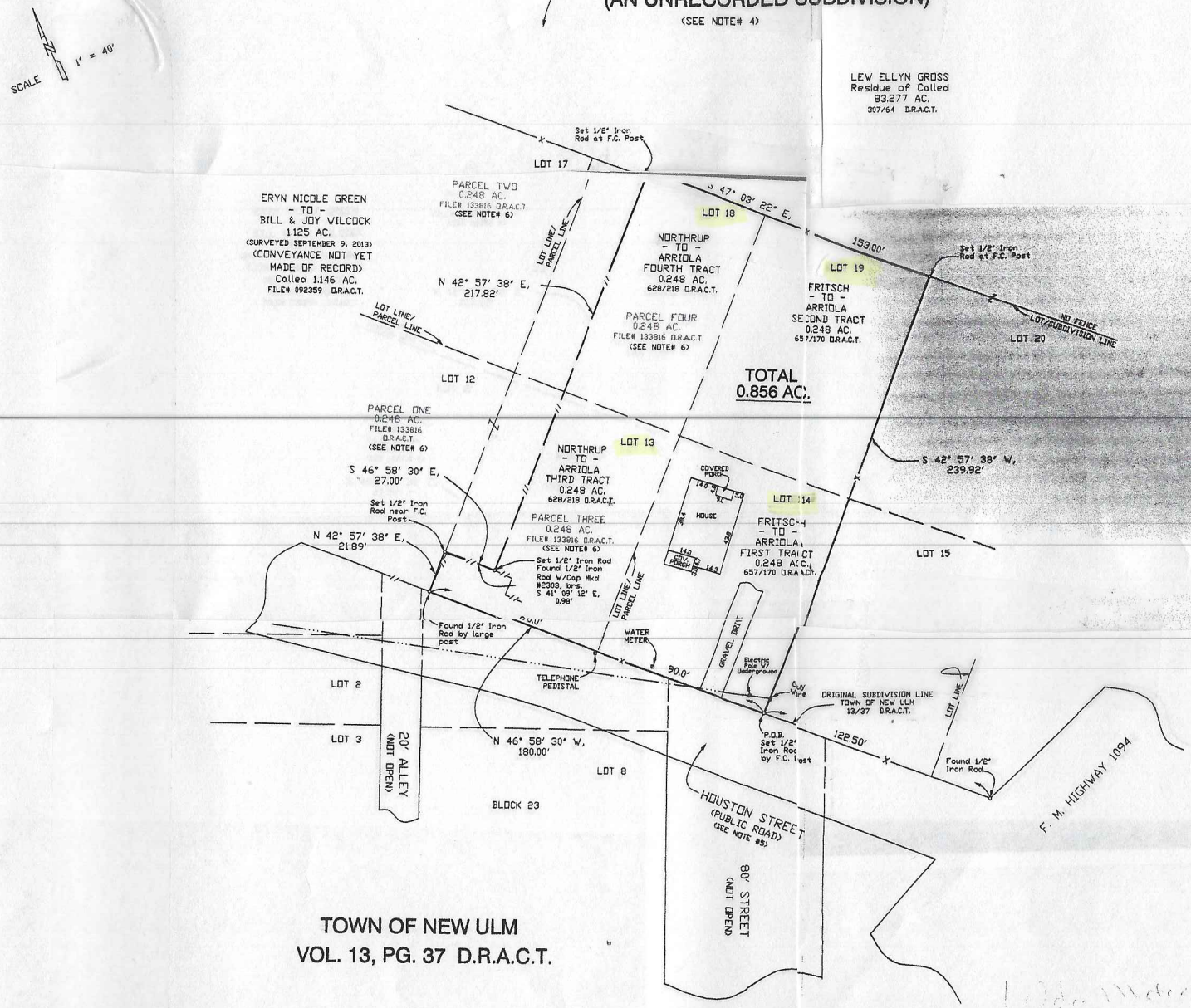
LEWELLYN GROSS SUBDIVISION
(AN UNRECORDED SUBDIVISION)
(SEE NOTE# 4)

A. J. BELL SURVEY
A-127
AUSTIN COUNTY, TEXAS



NOTES:

1.) The tract of land shown hereon lies within Zone 'X' (Areas determined to be outside the 0.2% annual chance floodplain) of the Flood Hazard Zone according to the F.I.R.M., Flood Insurance Rate Map# 48015C, 0175E, Map Revised September 3, 2010.

2.) Bearings stated hereon are referenced to the Bearing of N 83° 02' 46" E, control bearing of the 40.511 Acre that belonged to C. Gaylen Ackley, which is located approximately 500 ft. East of this project.

3.) Reference is hereby made to metes and bounds description, of the subject tract, prepared this day.

4.) Lewellyn Gross Subdivision is an unrecorded subdivision, shown on plat, dated May 27, 1969, prepared by Donald R. Muzzy and lot numbers are shown for informational purpose.

5.) Houston Street, per recorded plat of New Ulm, recorded in Volume 13, Page 37 D.R.A.C.T. stops on the original subdivision line shown hereon (see plat recorded in Volume 13, Page 37 D.R.A.C.T.) This occupied and used area of Houston Street is a public road, maintained by Austin County. This area is within the deed/ lot lines of the Katherine Ross tract (Volume 632, Page 137 D.R.A.C.T.).

6.) The deed to Charles Krueger, recorded in File# 133816 D.R.A.C.T. describes four (4) tracts: Parcel One, Two, Three & Four and are shown hereon in red. These parcels overlap and include areas within the fenced, occupied and deed lines to the 1.125 Acre tract that is in the process of being conveyed from Eryn Nicole Green to Bill & Joy Wilcock.

7.) This survey and/or description was prepared to be used in a connection instrument from Jeff Scott Arriola & Susan Betsy Arriola to Charles Krueger.

8.) This plat was prepared for the exclusive use of the individuals and/or institutions named on this survey. It is non transferable to additional institutions or individuals without expressed recertification by Alexander Surveying.

9.) This plat is the property of Alexander Surveying. Reproduction of this plat for any purpose is expressly forbidden without the written consent of an authorized agent of Alexander Surveying.

I, Glen S. Alexander, Registered Professional Land Surveyor, do hereby certify that the plat and/or the description shown hereon accurately represents the results of an on the ground survey made under my direction and supervision on SEPTEMBER 17, 2013, and all corners and acreage are shown hereon. There are no conflicts, protrusions or easements apparent on the ground, except as shown and/or noted hereon.

This survey was performed in connection with the transaction described in G.F. No. _____ of _____ and is certified for that transaction only.

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

GLEN S. ALEXANDER

Glen S. Alexander - Registered Professional Land Surveyor, #4194

STATE OF TEXAS
REGISTERED
GLEN S. ALEXANDER
4194
PROFESSIONAL LAND SURVEYOR

JEFF SCOTT & SUSAN BETSY ARRIOLA
CHARLES KRUEGER

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Glen S. Alexander	County AUSTIN	Field Crew E.V.
R.P.L.S. No. #4194	Survey A. J. BELL SURVEY A-127	Computations G.A.
Date SEPTEMBER 17, 2013	City NEW ULM	Drafting D.C.
Update	Addition LEWELLYN GROSS (UNRECORDED SUBDIVISION)	A.C. VOL# 154, PG. 38 G-A554 Work Order13-6839B