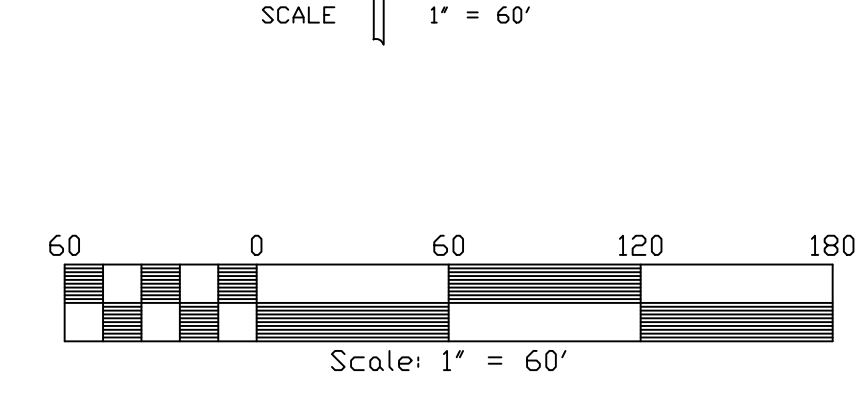
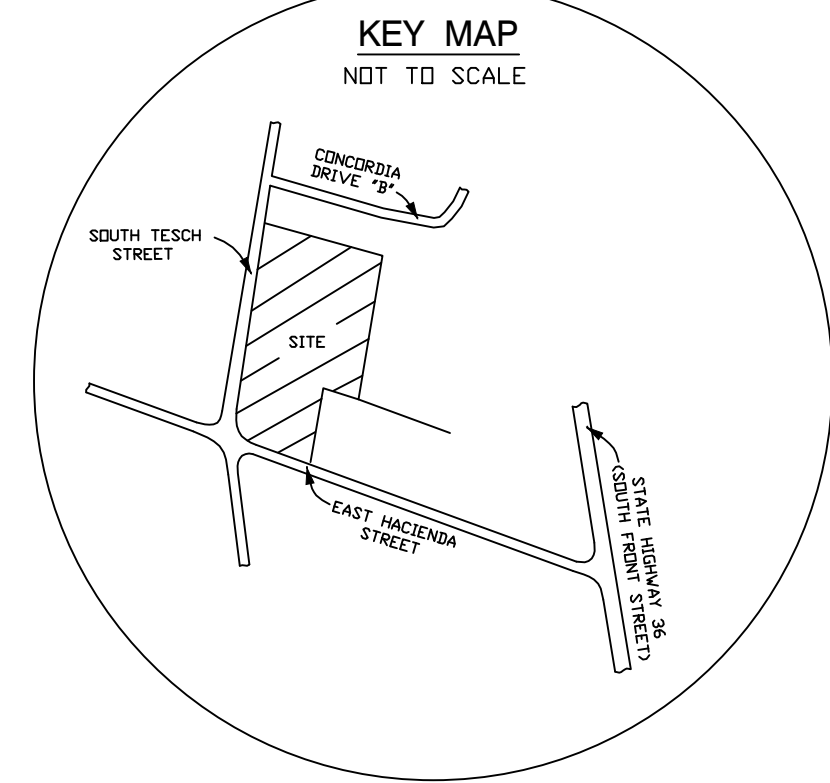


SUNSET ESTATES

A MINOR PLAT OF 6.230 ACRES LOCATED IN THE 'CITY OF BELLVILLE', JOHN NICHOLS LEAGUE, A-73, AUSTIN COUNTY, TEXAS AND BEING THAT SAME TRACT DESCRIBED IN DEED TO RUSH LAUDERDALE, LLC, RECORDED IN FILE# 205214 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS AND BEING SUBDIVIDED AS FOLLOWS.



STATE OF TEXAS
 COUNTY OF AUSTIN
 We, Rush Lauderdale, LLC, acting by and through Katherine Rush, Manager of Rush Lauderdale, LLC, owners of the 6.230 Acre tract subdivided in the above and foregoing map of Sunset Estates, do hereby make subdivision of said property according to the lines, streets, alleys, parks and easements therein shown, and designate said subdivision as Sunset Estates, John Nichols League, A-73, Austin County, Texas; and dedicate to public use, as such, the streets, alleys, parks and easements shown thereon forever; and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades and do hereby bind ourselves, our such heirs and assigns to warrant and forever defend the title to the land so dedicated. There is also dedicated for utilities an unobstructed easement five (5) feet wide from a plane twenty (20) above ground upward located on either side of all ground easements shown on the plat. We have also complied with all regulations hereto before adopted by the Commissioner's Court of Austin County, Texas.

KATHERINE RUSH
 MANAGER

BEFORE ME, the undersigned authority, on this day personally appeared Katherine Rush, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2021.

NOTARY PUBLIC IN AND FOR THE
 STATE OF TEXAS

We, First National Bank of Bellville, owners and holders of a lien upon said property do hereby ratify and confirm said subdivision and dedication and do hereby in all things subordinate to said subdivision and dedication the lien against said landowner and held by us.

NEELY FAYE GRAWUNDER
 FIRST NATIONAL BANK OF BELLVILLE

BEFORE ME, the undersigned authority, on this day personally appeared Neely Faye Grawunder, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2021.

NOTARY PUBLIC IN AND FOR THE
 STATE OF TEXAS

I, Carrie Gregor, Clerk of the County Court of Austin County, Texas, do hereby certify that the written instrument with its certificate of authentication was filed for registration in my office on _____, 2021 at _____ o'clock, _____, Volume _____, Page _____, Records of said County.

WITNESS BY HAND AND SEAL OF OFFICE, at _____ the day and date last above written.

CARRIE GREGOR
 CLERK, COUNTY COURT
 AUSTIN COUNTY, TEXAS

By: _____
 DEPUTY

This is to certify that the Board of Aldermen of the City of Bellville, Texas, has approved this plat and subdivision of Sunset Estates as shown herein.

IN TESTIMONY WHEREOF, in witness the official signatures of the Mayor, Aldermen and City Secretary of the City of Bellville, Texas this the _____ day of _____, 2021.

JAMES HARRISON
 MAYOR

ASHLEY SLATER
 ALDERMAN POSITION 3

WAYNE BROWNING
 ALDERMAN POSITION 1

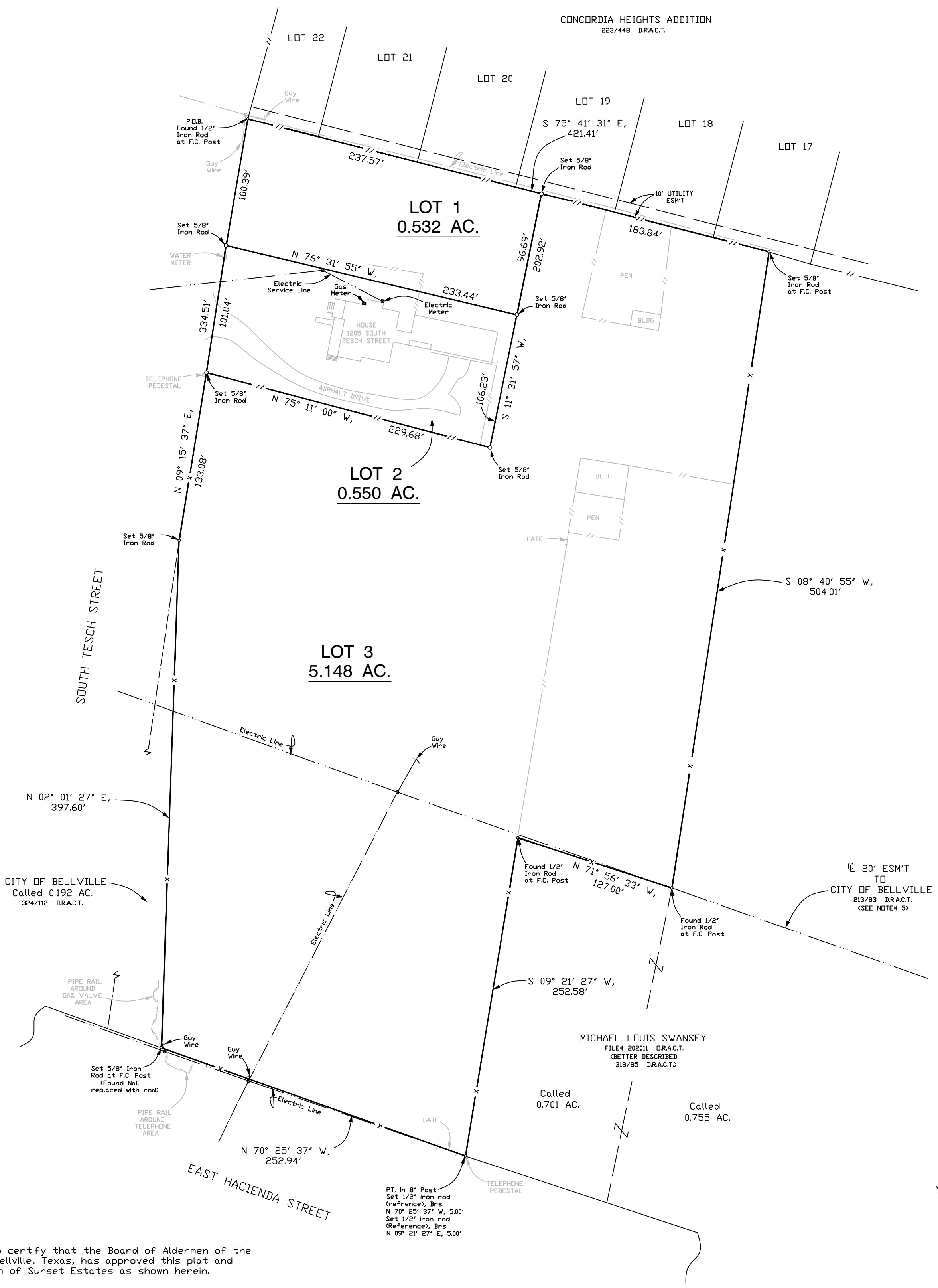
ALDRMAN POSITION 4

ARLIE KENDRICK
 ALDERMAN POSITION 2

GARRETT DORNIN
 ALDERMAN POSITION 5

GLEN S. ALEXANDER - REGISTERED PROFESSIONAL
 LAND SURVEYOR, #4194
 FIRM NO. 10134400

BETTY HOLLON - CITY SECRETARY



JOHN NICHOLS LEAGUE
 A-73
 "CITY OF BELLVILLE"
 AUSTIN COUNTY, TEXAS

JACOB FAMILY INVESTMENTS, LLC
 Called 4.677 AC.
 FILE# 185229 D.R.A.C.T.

- NOTES: 1.) The tract of land shown hereon lies within Zone 'X' (Area of Minimal Flood Hazard) of the Flood Hazard Zone according to the F.I.R.M., Flood Insurance Rate Map# 48105C 0195F, Map Revised October 18, 2019.
- 2.) Bearings shown hereon are based upon Grid North as determined from G.P.S. Observation, State Plane Coordinates, Texas South Central Zone, NAD 83.
- 3.) F.L. - Fence Line
 F.C. - Fence Corner
- 4.) That easement to Lower Colorado River Authority (LCRA), recorded in Volume 213, Page 83 D.R.A.C.T. is not on our subject tract but does call to terminate on the East side of the Jake Barrett lands (our subject tract) - The electric line as it goes through our subject tract would appear to be a continuation of that easement. Found no recorded easement for this line through our subject tract.

ALL THAT TRACT OR PARCEL OF LAND consisting of 6.230 Acres located in the John Nichols League, A-73, 'City of Bellville', Austin County, Texas. Subject tract being that same tract described in Deed to Rush Lauderdale, LLC, recorded in File# 205214 of the Official Records of Austin County, Texas. Said tract consisting of 6.230 Acres and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at a fence corner post in the East Right-of-way of South Tesch Street at the Southwest corner of Concordia Heights Addition, recorded in Volume 223, Page 448 of the Deed Records of Austin County, Texas and being more particularly the Southwest corner of Lot 22 of said Addition and said rod being the Northwest corner of the herein described tract;

THENCE S 75° 41' 31" E, with the South line of Lots 22, 21, 20, 19, 18 and 17 of Concordia Heights Addition and generally with an existing fence, a distance of 421.41 ft. to a 5/8" iron rod set at a fence corner post for the Northwest corner of the called 4.677 Acre tract described in Deed to Jacob Family Investments, LLC, recorded in File# 185229 D.R.A.C.T. for the Northeast corner of the herein described tract;

THENCE S 08° 40' 55" W, with the common line with the 4.677 Acre adjoining tract and generally with an existing fence, a distance of 504.01 ft. to a 1/2" iron rod found at a fence corner post for the Northwest corner of the called 0.755 Acre tract and the Northeast corner of the called 0.701 Acre tract belonging to Michael Louis Swansey, recorded in File# 202011 D.R.A.C.T. (better described in Volume 318, Page 85 D.R.A.C.T.) for the Southwest corner of the 4.677 Acre adjoining tract and an angle point in the East line of the herein described tract;

THENCE N 71° 56' 33" W, with the common line with the 0.701 Acre Swansey tract and generally with an existing fence, a distance of 127.00 ft. to a 1/2" iron rod found at a fence corner post for the Northwest corner of the 0.701 Acre adjoining tract and an angle point in the herein described tract;

THENCE S 09° 21' 27" W, continuing with the common line with the 0.701 Acre Swansey tract and generally with an existing fence, a distance of 252.58 ft. to a point in an 8" post in the North Right-of-way of East Hacienda Street for the Southwest corner of the 0.701 Acre Swansey tract and the lower Southeast corner of the herein described tract. From said point, a 1/2" iron rod set, for reference, Brs. N 70° 25' 37" W, 5.00 ft. and a 1/2" iron rod set, for reference, Brs. N 09° 21' 27" E, 5.00 ft.;

THENCE N 70° 25' 37" W, with the North Right-of-way of East Hacienda Street and generally with an existing fence, a distance of 252.94 ft. to a 5/8" iron rod set at a fence corner post (found large spike nail - replaced with iron rod) at the intersection of the North Right-of-way of East Hacienda Street and the East Right-of-way of South Tesch Street, the same being the Southeast corner of the City of Bellville 0.192 Acre tract, recorded in Volume 324, Page 112 D.R.A.C.T., for the Southwest corner of the herein described tract;

THENCE N 02° 01' 27" E, with the Easterly Right-of-way of South Tesch Street, the same being the East line of the City of Bellville tract mentioned above and generally with an existing fence, a distance of 397.60 ft. to a 5/8" iron rod set for the North corner of the City of Bellville tract and being an angle point in the herein described tract;

THENCE N 09° 15' 37" E, continuing with the East Right-of-way of South Tesch Street, a distance of 334.51 ft. to the PLACE OF BEGINNING and containing 6.230 Acres.

PRELIMINARY

OWNER: RUSH LAUDERDALE, LLC
 KATHERINE RUSH, MANAGER
 6860 GIBBS CREEK ROAD
 CHAPPELL HILL, TEXAS 77426
 PHONE# 713-725-0435

SUNSET ESTATES			
ALEXANDER SURVEYING			
105 E. Luhn Street P. O. BOX 386 Bellville, Texas 77418 Phone: 979-865-9145 Fax: 979-865-5988 alexandersurveying@scgobal.net ©2021 ALL RIGHTS RESERVED			
Glen S. Alexander	County AUSTIN	Field Crew	J.E.
R.P.L.S. No. #4194	Survey JOHN NICHOLS LEAGUE, A-73	Computations	G.A.
TBPELS FIRM NO. 10134400	City BELLVILLE	Drafting	D.C.
Date FEBRUARY 6, 2021	Addition	ACCDL VOL# 34, PG. 42 197657334	Work Order 21-7941