Bearings, distances and coordinates shown hereon are "GRID" based on the Texas State Plane Coordinate System – South Central Zone – NAD 83 (2011).

Convergence = +01°12'16"
Combined Factor = 0.9999179

NOTE: A portion of the Subject Tract, as shown hereon, is designated ZONE "A" according to F.E.M.A. Flood Insurance Rate Map No. 48015C0150F dated October 18, 2019. Remainder of the tract is designated unshaded ZONE "X".

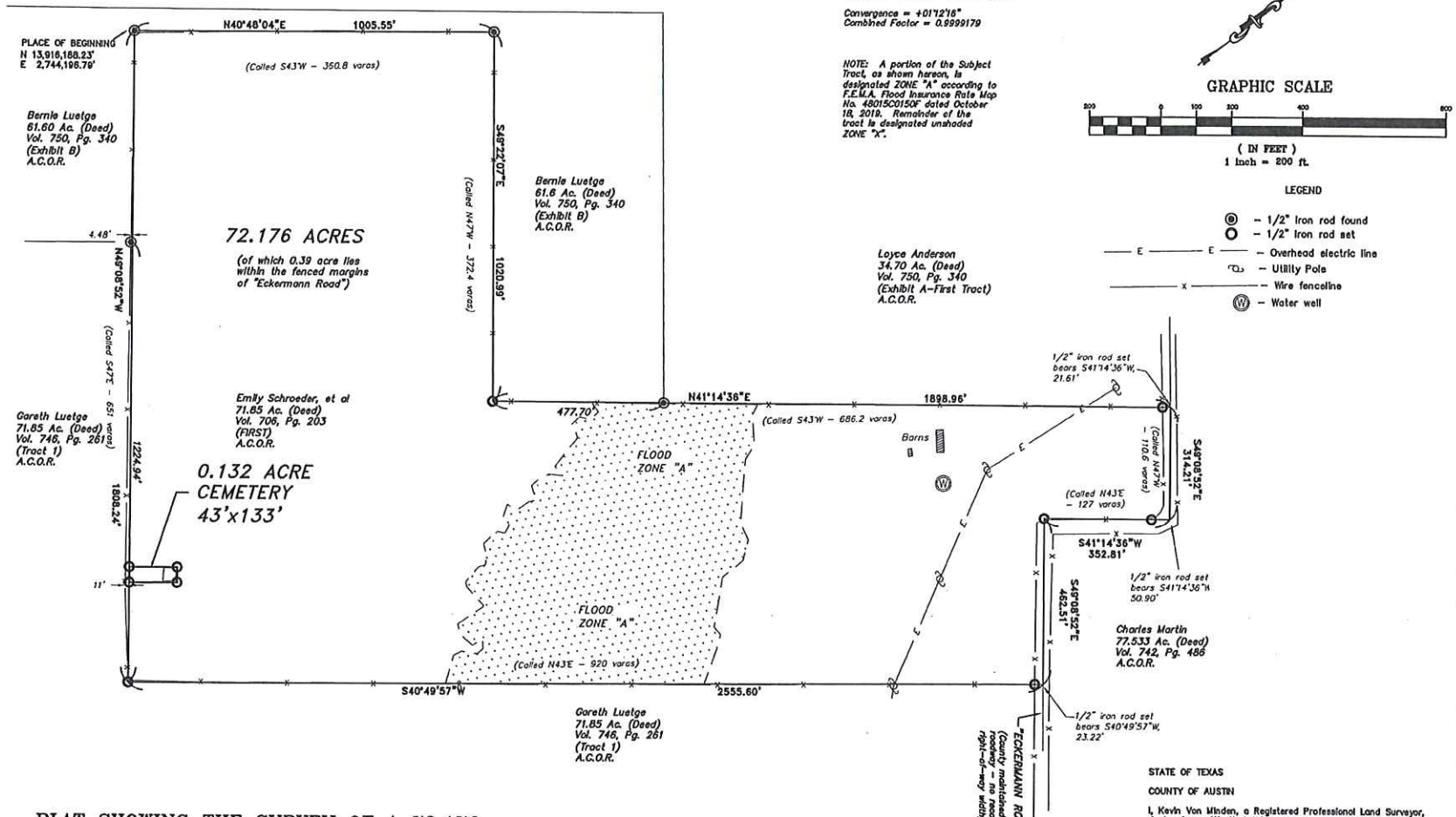
GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

LEGEND

- 1/2" iron rod found
- 1/2" iron rod set
- Overhead electric line
- Utility Pole
- Wire fenceline
- Water well



PLAT SHOWING THE SURVEY OF A 72.176 ACRE TRACT SITUATED IN THE WM. BURNETT SURVEY, A–20, IN AUSTIN COUNTY, TEXAS, BEING ALL OF THAT TRACT DESCRIBED AS 71.85 ACRES ("FIRST") IN A DEED FROM ARBY LUEDECKE TO EMILY SCHROEDER, ET AL, DATED DECEMBER 16, 1993 AND RECORDED IN VOLUME 706, PAGE 203 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY.

EASEMENTS/MATTERS OF RECORD
(Old Republic National Title Insurance Company GF# AU–21–131 effective JULY 6, 2021 and issued JULY 16, 2021)

Fayette Electric Cooperative
Blanket electric easement
(no locative description)
Clerk's File No. 048157
A.C.O.R.

STATE OF TEXAS

COUNTY OF AUSTIN

I, Kevin Von Minden, a Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of the survey, and that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition II TSPS Land Title Survey.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT!

Kevin Von Minden, R.P.L.S.
Registration No. 4438
BEFCO ENGINEERING, INC.
Firm No. 10001700
La Grange, Texas
979–968–6474
July 19, 2021

Field Book 571

S:\Kevin\Land Projects 3\21–8091\dwg\21–8091a
BEFCO Job No. 21–8091