
















BOUNDARY & IMPROVEMENT SURVEY PLAT OF 26.437 Acres IN THE GIBSON KUYKENDALL 1/4 LEAGUE, A-61 BRAZILLA KUYKENDALL SURVEY, A-58 AUSTIN COUNTY, TEXAS

LEGEND

-  POWER POLE
-  S.B.C. UTILITY EASEMENT
-  OVERHEAD POWER LINE
-  APPROXIMATE SURVEY LINE
-  GUY WIRE
-  1/4" IRON PIPE FOUND
-  BARBED WIRE FENCE
-  1/2" IRON ROD SET
-  WOOD RAIL FENCE
-  L. P. G. TANK
-  ROCKED PLANTERS
-  () DEED CALL
-  CONCRETE
-  GRAVEL
-  ASPHALT



SCALE: 1" = 100'

COURSE & DISTANCE TABLE FOUND

LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	N 47°36'08" W	793.98'	N 47°36'08" W	793.93'
L2	N 42°13'03" E	1844.52'	N 42°13'21" E	1844.76'
L3	S 46°26'14" E	450.06'	S 46°22'49" E	450.00'
L4	S 30°19'44" W	28.31'	S 31°04'38" W	27.92'
L5	S 31°05'36" W	1072.06'	S 31°04'38" W	1072.21'
L6	S 33°28'10" W	177.78'	S 33°25'26" W	177.75'
L7	S 32°30'38" W	186.87'	S 32°30'25" W	187.01'
L8	S 31°49'15" W	403.56'	S 31°50'47" W	403.45'

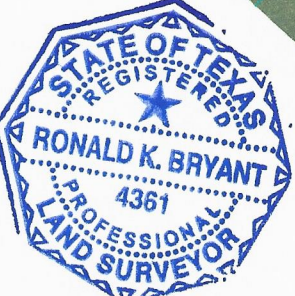
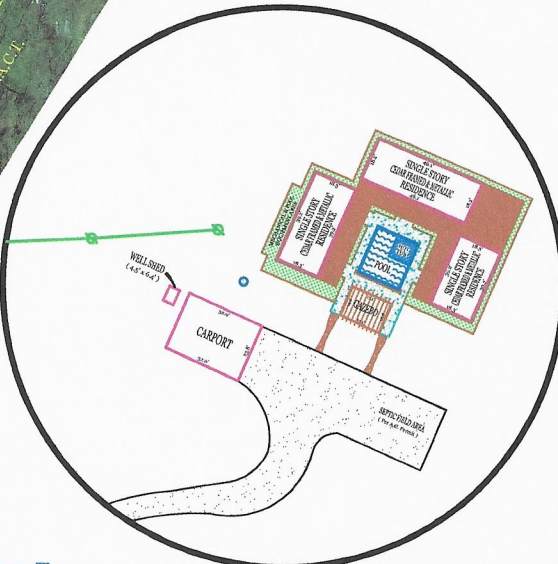
NOTES:

1. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
2. THIS SURVEY IS BASED ON A TITLE REPORT ISSUED BY WASHINGTON COUNTY ABSTRACT COMPANY, UNDER G.P. NO. 6664, ISSUED APRIL 17, 2016.
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 SUB-SURFACE FEATURES WERE INVESTIGATED OR INCLUDED WITHIN THE SCOPE OF THIS SURVEY.
5. SUBJECT TO THOSE CERTAIN RESTRICTIONS AND DEED RESTRICTIONS RECORDED IN CLERK'S FILE NO. 14184 AND CLERK'S FILE NO. 170360 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS.
6. SUBJECT TO THAT CERTAIN RIGHT-OF-WAY EASEMENT TO SAN BERNARD ELECTRIC AS RECORDED IN CLERK'S FILE NO. 13888 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS. (SHOWN AND BLANKET ACCESS).
7. SUBJECT TO THAT CERTAIN RIGHT-OF-WAY EASEMENT TO KATHLEEN NIENDORFF AND VERA DAVIS AS RECORDED IN VOLUME 381, PAGE 186 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS. (SHOWN AND BLANKET ACCESS).
8. THAT CERTAIN EASEMENT TO GILLS HAGER, ET AL AS RECORDED IN VOLUME 384, PAGE 640 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS AND THE RATIFICATION OF EASEMENT ADDRESSED IN CLERK'S FILE NO. 08984 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS. (DOES NOT AFFECT THE SUBJECT PARCEL AND LIES WEST OF OLD HIGHWAY 36).
9. SUBJECT TO THAT CERTAIN RIGHT-OF-WAY EASEMENT TO SAN BERNARD ELECTRIC AS RECORDED IN VOLUME 388, PAGE 428 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS. (UNLOCALIZABLE).
10. SUBJECT RIGHT-OF-WAY EASEMENT TO HUMBLE PIPE LINE RECORDED IN VOLUME 176, PAGE 463 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS. PIPELINE IS NOT LOCATED ON THE SUBJECT TRACT. (BLANKET ACCESS).
11. SUBJECT TO THAT CERTAIN RIGHT-OF-WAY EASEMENT TO SAN BERNARD ELECTRIC COMPANY AS RECORDED IN CLERK'S FILE NO. 00745 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS. LIES WITHIN RIGHT-OF-WAY OF OLD HIGHWAY 36 (SHOWN).
12. KENSAS MEASURER BOUNDARY.
13. REFER TO METES AND BOUNDING DESCRIPTION, PREPARED BY A-SURVEY, INC. APRIL 17, 2016.
14. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION FOR AUSTIN COUNTY, TEXAS, THE SUBJECT TRACT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AND IS IN ZONE X, AS GRAPHICALLY DETERMINED BY FLOOD HAZARD BOUNDARY MAP NO. 480150007E, DATED SEPTEMBER 3, 2010.



26.437 Acres
Called 26.430 Acres
Clerk's File No. 170360, O.R.A.C.T.

DETAIL "A"
N.T.S.



I HEREBY STATE THAT THIS SURVEY PLAT REPRESENTS THE RESULTS OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT NO VISIBLE ENCROACHMENTS WERE FOUND, EXCEPT AS SHOWN AND/OR NOTED HEREON.

R. K. Bryant
4-17-2016

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

A-SURVEY, INC.
THE MASTERS OF MEASUREMENT™
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T.B.P.L.S. FIRM REG. LIC. NO. 10076700
PROJECT NO.: 18149A

TITLE Co.: WASHINGTON COUNTY ABSTRACT Co. GF No.: 45644
MORTGAGE Co.: N. A.
PURCHASERS: THE CHARLES E. BOATRIGHT and JAQUELINE J. BOATRIGHT REVOCABLE LIVING TRUST
ADDRESS: 3408 OLD HIGHWAY 36, AUSTIN COUNTY, TEXAS

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