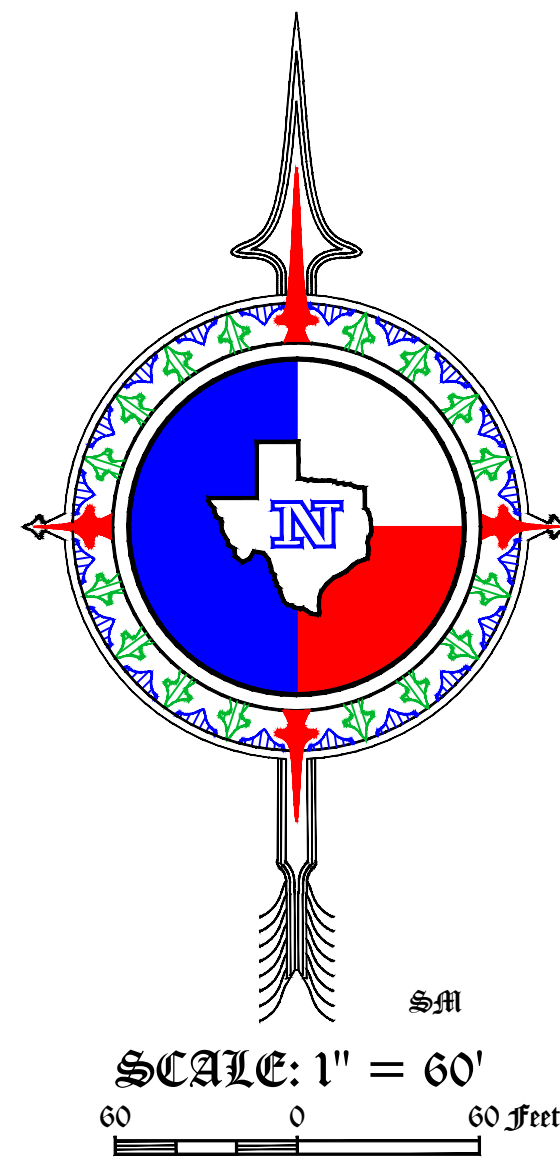














# BOUNDARY & IMPROVEMENTS SURVEY PLAT OF 2.107 Acres IN THE GEORGE GRIMES SURVEY, A-44 AUSTIN COUNTY, TEXAS

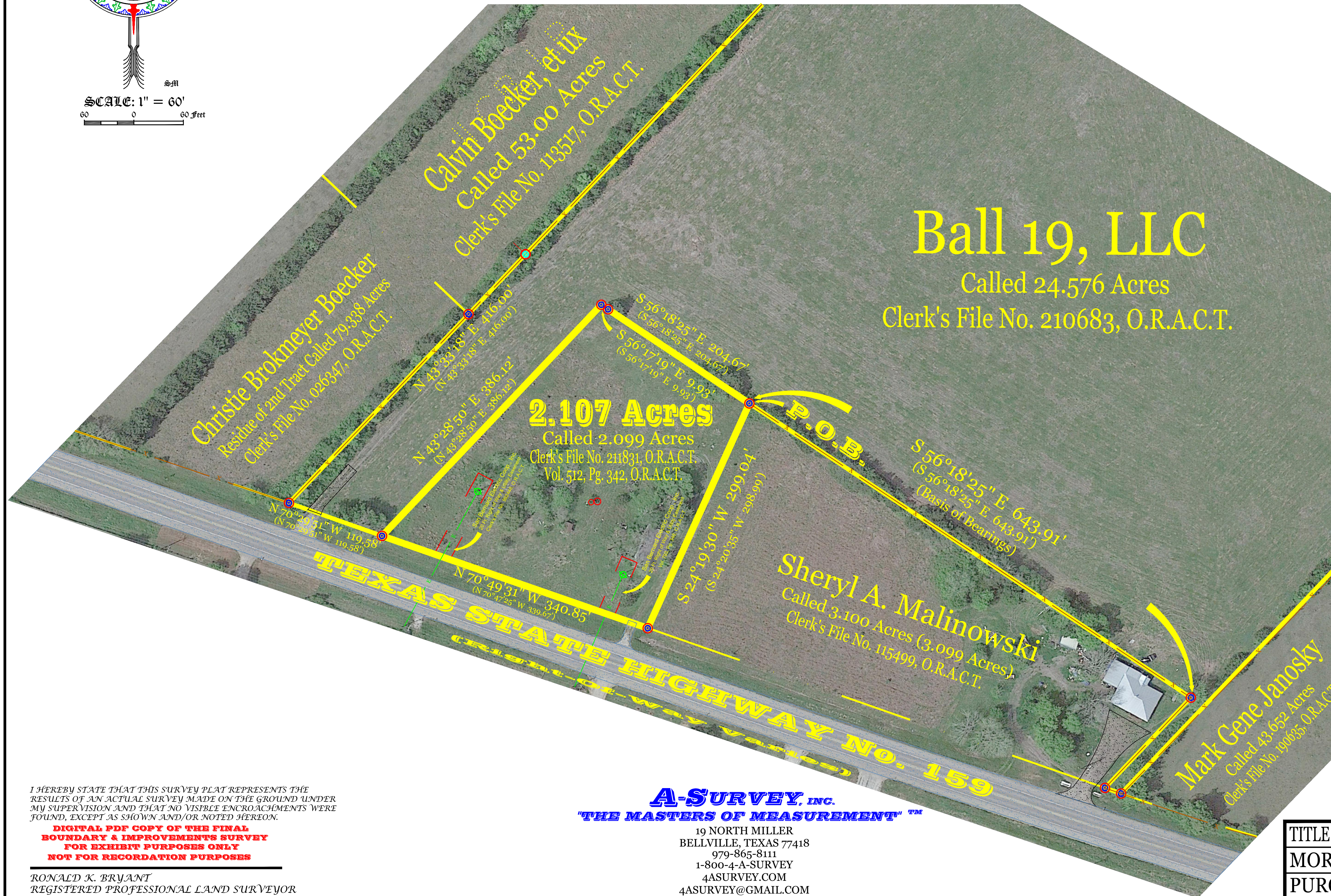


## LEGEND

	ASPHALT		3/8" IRON ROD FOUND
	GRAVEL		1/2" IRON ROD FOUND
	POWER POLE		5/8" IRON ROD FOUND
	OVERHEAD POWER LINE		1/2" IRON PIPE FOUND
	BARBED/WIRE FENCE		DEED CALL
	WATER WELL		
	WELL TANK		

### NOTES:

1. THE SURVEYOR HAS CONDUCTED A LIMITED ABSTRACT OF THE SUBJECT PROPERTY.
2. THIS SURVEY IS BASED ON A TITLE REPORT ISSUED BY BOTTS TITLE COMPANY, UNDER G.F. NO. AU-21-116, ISSUED JULY 2, 2021.
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 THAT CERTAIN RIGHT-OF-WAY EASEMENT TO SAN BERNARD ELECTRIC COOPERATIVE, INC. AS RECORDED IN VOLUME 274, PAGE 17 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS. (BLANKET ACCESS).
6. SUBJECT TO THAT CERTAIN EASEMENT TO SAN BERNARD ELECTRIC COOPERATIVE, INC. AS RECORDED IN VOLUME 793, PAGE 348 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS. (SHOWN).
7. SUBJECT TO THAT CERTAIN RIGHT-OF-WAY EASEMENT TO INDUSTRY TELEPHONE COMPANY AS RECORDED IN VOLUME 799, PAGE 267 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS. (UNLOCATEABLE).
8. SUBJECT TO THAT CERTAIN RIGHT-OF-WAY EASEMENT TO SAN BERNARD ELECTRIC COOPERATIVE, INC. AS RECORDED IN CLERK'S FILE NO. 992448 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS. (SHOWN).
9. FENCES MEANDER BOUNDARY.
10. REFER TO METES AND BOUNDS DESCRIPTION, PREPARED BY A-SURVEY, INC., DATED JULY 19, 2021.
11. 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. 48015C0175F, DATED OCTOBER 18, 2019.



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.

**DIGITAL PDF COPY OF THE FINAL  
BOUNDARY & IMPROVEMENTS SURVEY  
FOR EXHIBIT PURPOSES ONLY  
NOT FOR RECORDATION PURPOSES**

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

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

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4ASURVEY.COM  
4ASURVEY@GMAIL.COM  
T.B.P.E.L.S. FIRM REG. LIC. NO. 10076700  
PROJECT No.: 21192A

TITLE Co.: BOTTS TITLE Co.	GF No.: AU-21-116
MORTGAGE Co.: N. A.	
PURCHASER: JASON A. MARTIN	
ADDRESS: 11188 TEXAS STATE HIGHWAY No. 159 WEST, AUSTIN COUNTY, TEXAS	