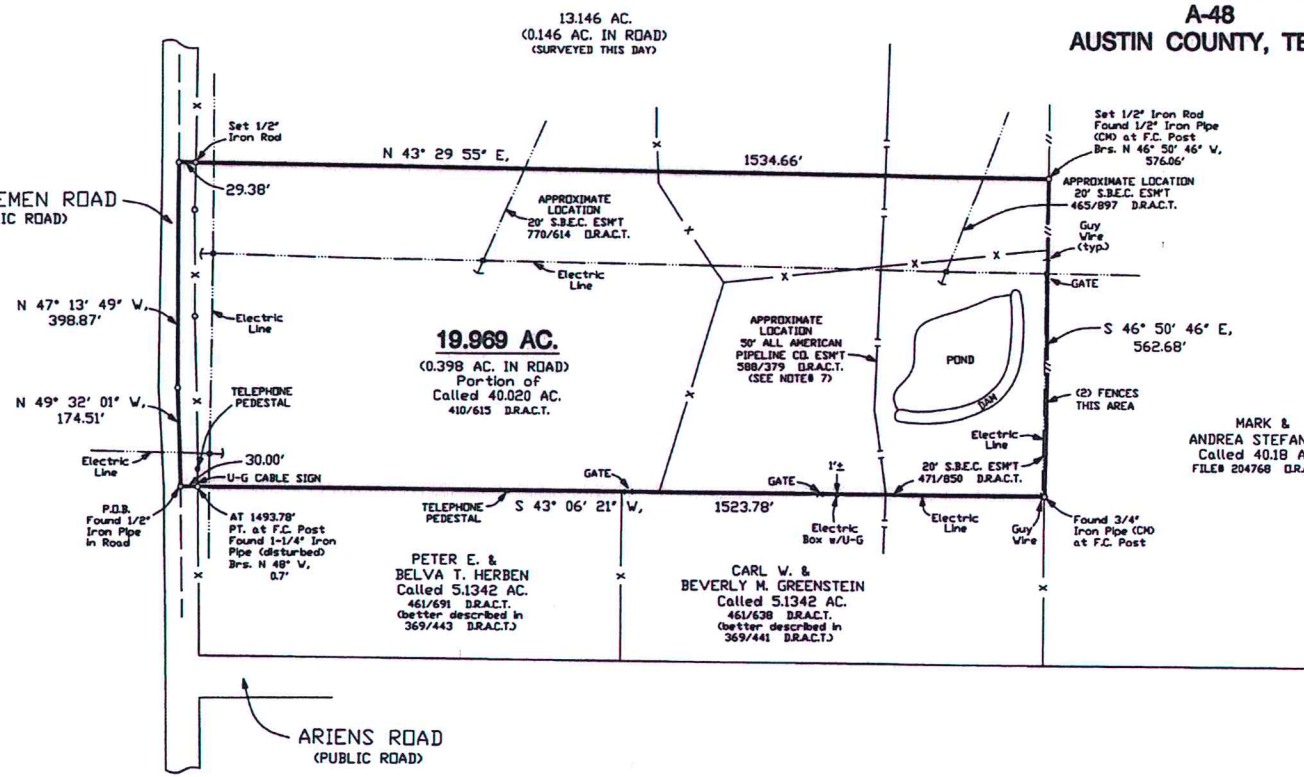


THOMAS HILL LEAGUE
A-48
AUSTIN COUNTY, TEXAS



- NOTES: 1) The tract of land shown hereon lies within Zone "X" (Area of Minimal Flood Hazard) according to the F.I.R.M. Flood Insurance Rate Map # 48015C 0173F, Map Revised October 18, 2019.
- 2) Bearings shown hereon are based on the description of the 32,609 Acre tract, recorded in Volume 715, Page 538 D.R.A.C.T.
- 3) Reference is hereby made to notes and bounds description of the subject tract, prepared this day.
- 4) All 1/2" Iron rods set are capped with yellow cap Mid. "Alexander Surveying"
F.C. - Fence Corner
F.L. - Fence Line
CH - Control Monument
OH - Found 1/2" Iron Pipe in Road
→ - Guy Wire
- - - Denotes direction and distance from Deed Line to object.
- 5) Those easements to San Bernard Electric Co-op, Inc, recorded in Volume 491, Page 539 D.R.A.C.T. and Files 066169 D.R.A.C.T. are not located on the tract of land shown hereon.
- 6) Those easements to Industry Telephone Co., recorded in Volume 429, Page 335 D.R.A.C.T. and Volume 687, Page 209 D.R.A.C.T. are not described well enough to locate, on the ground.
- 7) The All American Pipeline Co., Easement, recorded in Volume 586, Page 379 D.R.A.C.T., shown hereon, is based upon the sketch attached to the easement document. This pipeline was never built and this easement is not marked, on the ground.
- 8) 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 DECEMBER 2, 2022 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.

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.

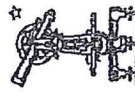
Glen S. Alexander
Glen S. Alexander - Registered Professional Land Surveyor, #4194



HILDA LILLIAN BOERGER

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Glen S. Alexander	County AUSTIN	Field Crew J.E.
R.P.L.S. No. #4194	Survey THOMAS HILL LEAGUE, A-48	Computations G.A.
TBPELS FIRM NO. 10134400	City	Drafting D.C.
Date DECEMBER 2, 2022	Addition	A.C. VOL # 212, PG 53 G-MSS4 Work Order 22-8194



ALEXANDER SURVEYING
LAND SURVEYORS

HILDA LILLIAN BOERGER

19.969 ACRES

ALL THAT TRACT OR PARCEL OF LAND consisting of 19.969 Acres located in the Thomas Hill League, A-48, Austin County, Texas. Subject tract being a portion of the called 40.020 Acre tract described in Deed to Arthur A. Boerger, and wife, Hilda L. Boerger, recorded in Volume 410, Page 615 of the Deed Records of Austin County, Texas. Said tract consisting of 19.969 Acres, of which 0.398 Acres are within the limits of New Bremen Road (Public Road) and being more particularly described as follows:

BEGINNING at a 1/2" iron pipe found within the limits of New Bremen Road for the Westerly corner of the called 5.1342 Acre tract described in Deed to Peter E. & Belva T. Herben, recorded in Volume 461, Page 691 D.R.A.C.T. (better described in Volume 369, Page 443 D.R.A.C.T.) and being the South corner of the 40.020 Acre parent tract and the South corner of the herein described tract. From said pipe, a point at an existing fence corner post in the Northeast Right-of-way of New Bremen Road, Brs. N 43° 06' 21" E, 30.00 ft. and from this point, a 1-1/4" iron pipe found disturbed, Brs. N 48° W, 0.7 ft.;

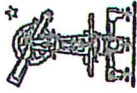
THENCE N 49° 32' 01" W, with a line which is within the limits of New Bremen Road, a distance of 174.51 ft. to an angle point in the 40.020 Acre tract and in the herein described tract;

THENCE N 47° 13' 49" W, continuing with a line which is within the limits of New Bremen Road, a distance of 398.87 ft. to a point within the limits of said road, for the South corner of the 13.146 Acre tract that has been surveyed and described this day for the West corner of the herein described tract. From said point, a 1/2" iron rod set in the fenced Northeast Right-of-way of New Bremen Road, Brs. N 43° 29' 55" E, 29.38 ft.;

THENCE N 43° 29' .55" E, passing at 29.38 ft. the above mentioned 1/2" iron rod set in the fenced Northeast Right-of-way of New Bremen Road for reference and continuing with the common line with the 13.146 Acre tract that has been surveyed and described this day, a total distance of 1534.66 ft. to a 1/2" iron rod set in the Southwest and common line with the 40.18 Acre tract described in Deed to Mark & Andrea Stefanick,

December 2, 2022
W.O. 22-8194

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**ALEXANDER SURVEYING
LAND SURVEYORS**

HILDA LILLIAN BOERGER

19.969 ACRES (continued)

recorded in File# 204768 of the Official Records of Austin County, Texas for the East corner of the 13.146 Acre adjoining tract and the North corner of the herein described tract. From said rod, a 1/2" iron pipe found (control monument) at a fence corner post for the North corner of the 40.020 Acre parent tract and being the North corner of the 13.146 Acre adjoining tract, Brs. N 46° 50' 46" W, 576.06 ft.;

THENCE S 46° 50' 46" E, with the common line with the 40.18 Acre adjoining tract and generally with an existing fence, a distance of 562.68 ft. to a 3/4" iron pipe found (control monument) at a fence corner post for the North corner of the called 5.1342 Acre tract described in Deed to Carl W. & Beverly M. Greenstein, recorded in Volume 461, Page 638 D.R.A.C.T. (better described in Volume 369, Page 441 D.R.A.C.T.) for the East corner of the 40.020 Acre parent tract and the East corner of the herein described tract;

THENCE S 43° 06' 21" W, with the common line with the 5.1342 Acre Greenstein tract and a projection with the common line with the called 5.1342 Acre Herben tract and generally with an existing fence and passing at 1493.78 ft. the above mentioned point at an existing fence corner post in the Northeast Right-of-way of New Bremen Road and continuing, a total distance of 1523.78 ft. to the **PLACE OF BEGINNING** and containing 19.969 Acres, of which 0.398 Acres are within the limits of New Bremen Road.

NOTES: Bearings shown hereon are based on the description of the 32.609 Acre tract, recorded in Volume 715, Page 538 O.R.A.C.T.

Reference is hereby made to plat, of the subject tract, prepared this day.

All 1/2" iron rods set are capped with yellow cap Mkd.
"Alexander Surveying."

December 2, 2022
W.O.# 22-8194

Glen S. Alexander

Glen S. Alexander
Registered Professional Land Surveyor, #4194

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