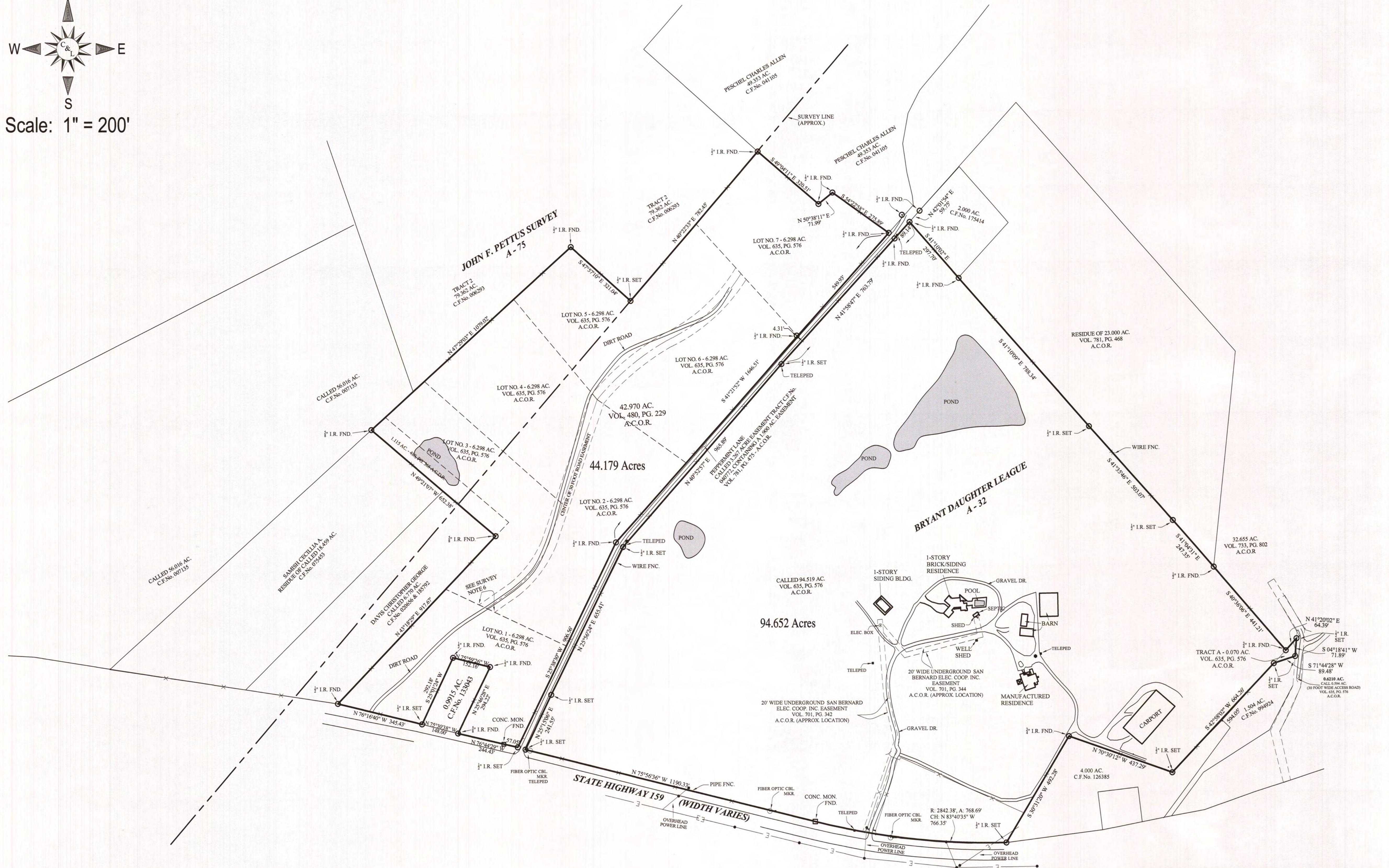



Scale: 1" = 200'



- SURVEY NOTES:**
- This survey consists of a separate plat and legal description.
 - This survey relies on record data furnished by Chicago Title Insurance Company dated November 1, 2022, G.F. No. SCT-63-4300292204509.
 - Unable to field verify the following Easements: Vol. 493, Pg. 867; Vol. 484, Pg. 306; Vol. 595, Pg. 603 Deed Records; Vol. 484, Pg. 305; Vol. 641, Pg. 354; Clerk's File No. 110279 Official Records. The following Easements are not located within this tract: Vol. 436, Pg. 156 Deed Records.
 - This property is not in the 100 year Flood Plain, according to the Austin County, Texas Flood Plain Map Community Panel No. 48015C0175F, dated October 18, 2019.
 - All bearings recited herein are based on GPS observations.
 - Visible improvements / utilities were located with this survey; no subsurface probing, excavation or exploration was performed for this survey.
 - 60 foot wide Road Easement is referenced by Lot Nos. 2 - 6. Lot No. 1 (as described in Volume 635, Page 576 Official Records) makes no reference to the Road Easement, no recordation or description of Road Easement crossing Lot No. 1 found at this time.

The Undersigned does certify that the above is an accurate Plat of Survey, made on the ground, of the property legally described hereon in February, 2023 and is correct, and that there are no discrepancies, conflicts, encroachments or easements apparent on the ground except as shown hereon.



 Herman M. Clay, Jr.
 3-2-2023
 For Clay & Leyendecker, Inc.
 Herman M. Clay Jr., R.P.L.S.
 Texas Registration No. 2732

Copyright © 2023 Clay & Leyendecker, Inc. All rights reserved.

Clay & Leyendecker, Inc.
 Consulting Engineers & Surveyors
 1350 Ave. D, Katy, Texas 77493 / (281) 391-0173
 Texas Registered Engineering Firm F-2309 / Texas Land Surveying Firm No. 10044600

PLAT OF SURVEY

FOR A 44.179 ACRE TRACT OF LAND MADE UP OF A 1.115 ACRE TRACT (VOLUME 480, PG. 365 DEED RECORDS) & A 42.970 ACRE TRACT (VOLUME 480, PAGE 229 OFFICIAL RECORDS) CONSISTING OF SEVEN LOTS DESCRIBED AS LOTS 1 THRU 7 IN VOLUME 635, PAGE 576 OFFICIAL RECORDS AND BEING LOCATED IN THE JOHN F. PETTUS SURVEY, ABSTRACT 75 AND THE BRYANT DAUGHTER LEAGUE, ABSTRACT 32, AUSTIN COUNTY, TEXAS;

AND A 94.652 ACRE TRACT MADE UP OF A CALLED 94.519 ACRE TRACT AND A 0.070 ACRE TRACT (TRACT A), BOTH DESCRIBED IN VOLUME 635, PAGE 576 OFFICIAL RECORDS AND BEING LOCATED IN THE BRYANT DAUGHTER LEAGUE, ABSTRACT 32, AUSTIN COUNTY, TEXAS.

| | |
|--|-----------|
| Scale : | 1" = 200' |
| Job No. : | 23-011D |
| Dwn. By : | BR |
| Date : | 2-23-2023 |
| *Revised 03-02-2023 to show pond on 44.179 acre tract from aerial imagery. | |