

JAMES CUMMINS HACIENDA SURVEY

A - 31

AUSTIN COUNTY, TEXAS

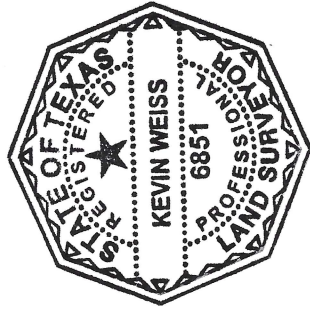


EASEMENTS

This survey was prepared with
Frontier Title Company
Commitment for Title Insurance
GF No. 2189806FUL

The following easements apply:

- 10a) Easement to Austin County (397/545)
 - 10c) Esmt. to Houston Lighting & Power Co. (398/497)
- The following easement does not apply:
- 10d) Esmt. to Houston Lighting & Power Co. (405/483)



I, Kevin Weiss, Registered Professional Land Surveyor No. 6851, do hereby certify that this survey was made on the ground of the property legally described hereon, is correct, and I have observed no discrepancies, conflicts, shortages in area, boundary line improvements, encroachments at ground level, or overlapping of improvements, easements, or apparent rights of way, except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown hereon.

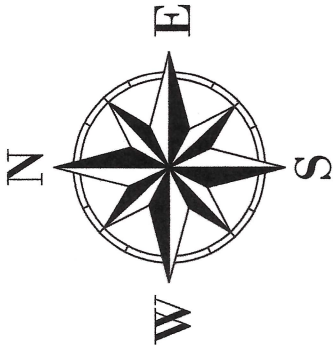
All bearings and distances are based on State Plane Coordinate System, Texas South Central Zone, NAD 1983.

Kevin Weiss

Kevin Weiss, RPLS No. 6851 March 5, 2021

APEX SURVEYING, LLC
203 South Jackson Street
Brenham, Texas 77833
979-661-6964
TBPELS No. 10194649

Thomas & Veronica Allison
called 1.972 acres
A.C.C.F. No. 006384



1/2" I.R. found
for reference bears
(S 18°12'50" W 29.93')

Long Bow Road
S 71°48'57" E 289.56'

N 18°12'50" E 180.10'
734 Farm-to-Market Road 331

Aluminum gate

Water well

Wood shed

A/C pad

Covered wood deck

Propane tank

Swimming pool

Wood shed

Fence lies 30' I.B.

Approximately 0.198 acres lie within the limits of Long Bow Road

1/2" I.R. found for reference bears (S 17°57'07" W 29.63')

S 17°57'07" W 179.97'

Fnd. 1/2" I.R.

N 71°50'27" W 290.38'

Fence lies 1.0' I.B.

Polymer shed

A/C pad

Covered wood deck

Two story wood house

Covered wood deck

Wood shed

Fence lies 2.2' O.B.

P.O.B. Fnd. 1/2" I.R.

1/2" I.R. found for reference bears (S 18°09'02" W 149.71')

Approximately 0.198 acres lie within the limits of Long Bow Road

1.198 Acres

Being all of that certain tract of land to Johannes and Susan Treu in A.C.C.F. No. 021395

Kenneth & Jeannie McDonald called 1.9929 acres A.C.C.F. No. 067019

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LEGEND

- A.C.C.F. = Austin County Clerks File
- P.O.B. = Point of Beginning
- I.R. = Iron Rod
- O.B. = Outside of Boundary
- I.B. = Inside of Boundary
- Fnd. = Found
- Conc. = Concrete
- Esmt. = Easement
- E- = Overhead electrical line
- O- = Wood fence
- X- = Panel fence
- ⊙ = Sanitary tank
- ⊕ = Power pole
- ⊞ = Electrical box
- ⊠ = Electrical box

BOUNDARY AND IMPROVEMENT SURVEY OF A 1.198 ACRE TRACT OF LAND OUT OF THE JAMES CUMMINS HACIENDA SURVEY, A-31, AUSTIN COUNTY, TEXAS.

Surveyed For: Mark Canady

FILE NO.: 21-010

SCALE: 1"=40'

SURVEYOR: K. WEISS

SURVEY DATE: 03-05-21