

AUSTIN COUNTY, TEXAS
WILLIAM H. LANDRUM SURVEY
ABSTRACT NO. 252

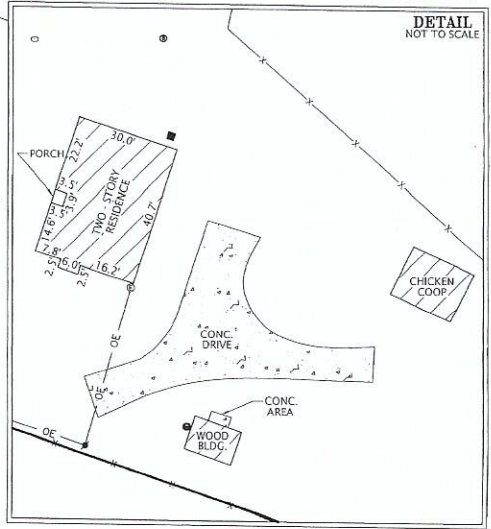
HORIZONTAL DATUM: NAD83/2011 (EPOCH: 2010)
 VERTICAL DATUM: NAVD 88
 COMBINED SCALE FACTOR: 0.999897744
 BEARING BASIS: TX. LAMBERT GRID SOUTH CENTRAL ZONE
 DISTANCES SHOWN ARE SURFACE VALUES



- LEGEND**
- ⊙ 5/8" IRON ROD SET W/ 2" ALUM. CAP
 - 5/8" IRON ROD FOUND
 - 1/2" IRON ROD FOUND
 - ⊙ POINT FOR CORNER
 - A/C UNIT
 - ⊙ WATER WELL
 - ⊙ POWER POLE
 - ⊙ TELEPHONE RISER
 - ⊙ ELECTRIC METER
 - ABOVE GROUND PROPANE TANK
 - OE — OVERHEAD ELECTRIC LINE
 - X — WIRE FENCE
 - ○ — METAL FENCE
 - () RECORD INFORMATION

BENJAMIN L. CHEEK SURVEY
 A-148

NELSON WIGGINS, ET UX
 TO
 SUZANNE STEFFENS, ET VIR
 AUGUST 8, 2006
 CALLED 24.883 ACRES
 CLERK FILE NO. 064850
 O.R.A.C.T.



5.00 ACRES
 VETERANS LAND BOARD
 TO
 LUCY ANN TRAMMEL
 JUNE 29, 2010
 CALLED 5.00 ACRES
 CLERK FILE NO. 102631
 O.R.A.C.T.

WILLIAM H. LANDRUM SURVEY
 A-252

NELSON WIGGINS, ET UX
 TO
 SUZANNE STEFFENS, ET VIR
 AUGUST 8, 2006
 CALLED 24.883 ACRES
 CLERK FILE NO. 064850
 O.R.A.C.T.

P.O.B.
 Texas South Central Zone
 NAD 83/2011
 State Plane Grid Coords
 NYP: 13,868,336.84 USft
 EOX: 2,851,838.33 USft

JEANIE BOEHM, SUCCESSOR TRUSTEE
 OF THE LADY HOOPER SCHAEFER ESTATE TRUST

CLINT L. STEFFENS, ET UX
 JUNE 3, 2009
 CALLED 1.804 ACRES
 CLERK FILE NO. 092545
 O.R.A.C.T.

SCHEDULE B NOTES

1. THAT CERTAIN EASEMENT TO AUSTIN COUNTY TEXAS AS PER VOL. 311, PG. 482, D.R.A.C.T. DOES NOT AFFECT THE SUBJECT.
2. THAT CERTAIN EASEMENT TO HOUSTON LIGHTING AND POWER COMPANY AS PER VOL. 74, PG. 162, D.R.A.C.T. DOES NOT AFFECT THE SUBJECT.
3. THAT CERTAIN EASEMENT TO HOUSTON LIGHTING AND POWER COMPANY AS PER VOL. 74, PG. 161, D.R.A.C.T. DOES NOT AFFECT THE SUBJECT.
4. THAT CERTAIN EASEMENT TO HOUSTON LIGHTING AND POWER COMPANY AS PER VOL. 74, PG. 153, D.R.A.C.T. DOES NOT AFFECT THE SUBJECT.
5. THAT CERTAIN EASEMENT TO HOUSTON LIGHTING AND POWER COMPANY AS PER VOL. 74, PG. 154, D.R.A.C.T. DOES NOT AFFECT THE SUBJECT.
6. THAT CERTAIN EASEMENT TO LOWER COLORADO RIVER AUTHORITY AS PER VOL. 127, PG. 24, D.R.A.C.T. DOES NOT AFFECT THE SUBJECT.
7. THAT CERTAIN EASEMENT TO HOUSTON LIGHTING AND POWER COMPANY AS PER VOL. 281, PG. 30, D.R.A.C.T. DOES NOT AFFECT THE SUBJECT TRACT.
8. THAT CERTAIN EASEMENT TO HOUSTON LIGHTING AND POWER COMPANY AS PER VOL. 281, PG. 52, D.R.A.C.T. DOES NOT AFFECT THE SUBJECT TRACT.
9. THAT CERTAIN EASEMENT TO HOUSTON LIGHTING AND POWER COMPANY AS PER VOL. 413, PG. 861, D.R.A.C.T. DOES NOT AFFECT THE SUBJECT TRACT.
10. THAT CERTAIN EASEMENT TO INTRATEX GAS COMPANY AS PER VOL. 317, PG. 517, D.R.A.C.T. AND MODIFIED IN VOL. 422, PG. 910, D.R.A.C.T. DOES NOT AFFECT THE SUBJECT TRACT.

SURVEY NOTES

1. THE SURVEYOR DID NOT ABSTRACT THE PROPERTY AND MATTERS OF RECORD SHOWN ARE STRICTLY BASED ON A TITLE COMMITMENT ISSUED ON MAY 10, 2021 (EFFECTIVE: APRIL 6, 2021) BY BOTTS TITLE COMPANY, CF NO. AU-21-082.
2. PROPERTY IS SUBJECT TO THOSE EASEMENTS, RESTRICTIONS, ETC. AS PER VOL. 621, PG. 93, O.R.A.C.T. OR ANY OTHERS THAT APPEAR OF RECORD OR UNRECORDED AND NOT SHOWN ON SURVEY.
3. A SEPARATE METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

SURVEY PLAT OF 5.00 ACRES
WILLIAM H. LANDRUM SURVEY, A-252
AUSTIN COUNTY, TEXAS

SURVEYOR CERTIFICATION

THIS SURVEY WAS MADE ON THE GROUND ON MAY 11, 2021 AND JUNE 1, 2021 UNDER MY SUPERVISION AND REPRESENTS THOSE FACTS FOUND AT THE TIME OF SURVEY.

Matthew W. Loessin
 FOR FSC, INC.
 BY: MATTHEW W. LOESSIN, RPLS
 TEXAS REGISTRATION NO. 5953

06/07/2021



DATE: 06/07/2021
 DRAWN BY: CBH
 CHECKED BY: MWL
 FIELD CREW: MEW/PAH
 PROJECT NO: 2021040535
 COUNTY: AUSTIN
 SCALE: 1" = 200'
 SHEET: 1 OF 1

FSC INC
 SURVEYORS+ENGINEERS

2205 Walnut Street - Columbus, TX 78954
 Ph: 979.732.3314 - Fax: 979.732.5271
 TRPLS FIRM 10000100 - TBPE FIRM 17957
 www.fscinc.net