

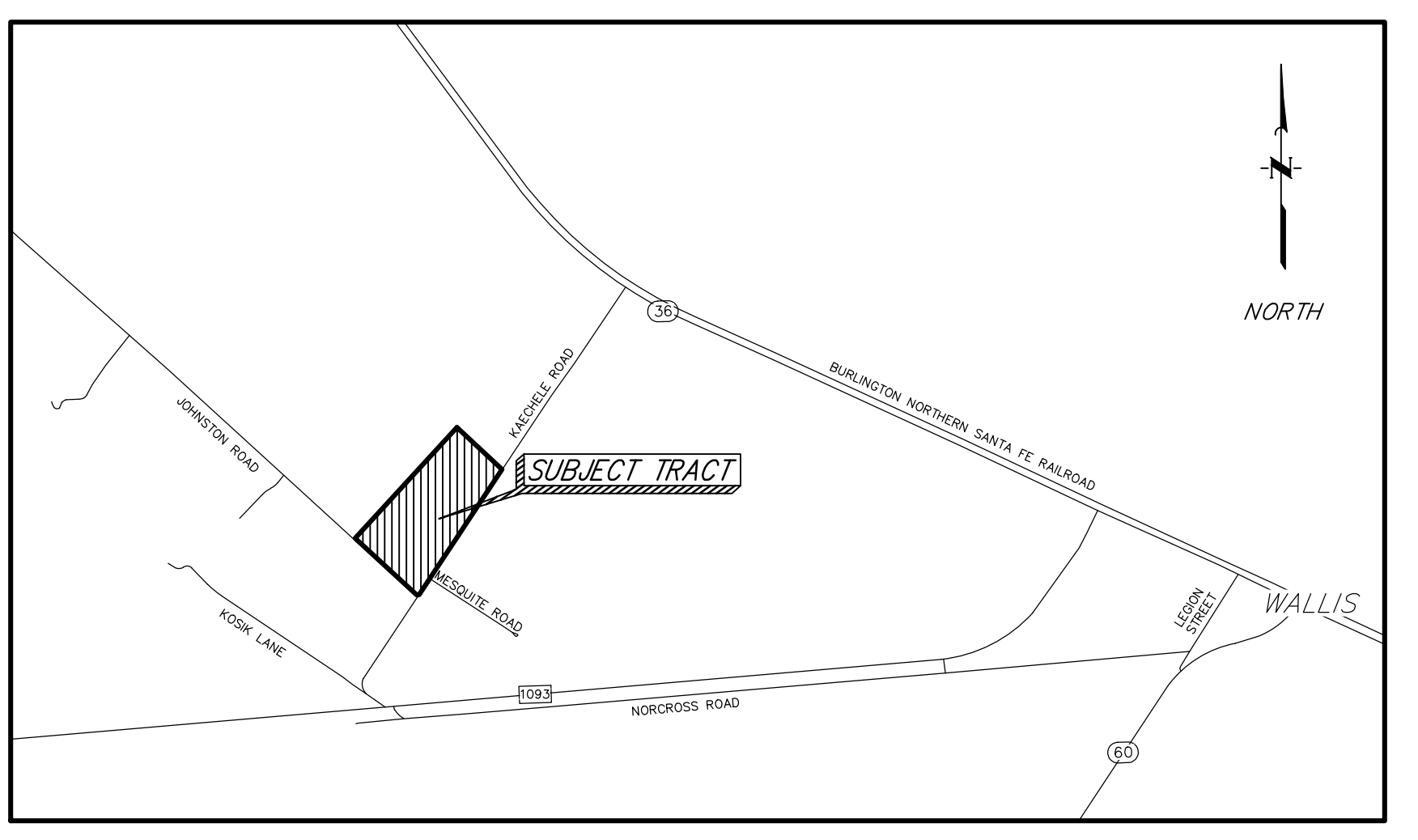
NORTH  
SCALE: 1" = 100'

LINE	BEARING	DISTANCE
L1	S 82°55'02" W	30.08'
L2	N 47°26'58" W	12.33'
L3	S 47°13'15" E	35.46'

- ADJOINER LINE
- BARBED WIRE FENCE
- BOUNDARY LINE
- EASEMENT
- HOG-WIRE FENCE
- OVERHEAD POWER

**LEGEND:**

- ACU AIR CONDITIONER UNIT
- BR BRICK BUILDING
- DRAC DEED RECORDS OF AUSTIN COUNTY
- FB FRAME BUILDING
- GA GUY ANCHOR
- MB METAL BUILDING
- MP METER POLE
- ORAC OFFICIAL RECORDS OF AUSTIN COUNTY
- OPRAC OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY
- PRAC PLAT RECORDS OF AUSTIN COUNTY
- PFC POINT-FOR-CORNER
- PP POWER POLE
- POB POINT OF BEGINNING
- RCP REINFORCED CONCRETE PIPE
- RO ROOF OVERHANG
- RS SET 5/8-INCH IRON ROD (WITH CAP STAMPED "QUIDDITY ENG")
- SN SIGN
- TPD TELEPHONE PEDESTAL
- WS WATER SPIGOT
- WE WATER WELL
- ASPHALT
- CONCRETE
- GRAVEL



VICINITY MAP (NOT TO SCALE)

Called 65.87 Acres  
The Kenneth and Wanda Kovar  
Family Property Trust  
Gift Deed  
File No. 130127 OPRAC

Called 372.7353 Acres  
Rebecca Reznicek  
Aschenbach, Trustee  
Gift Deed  
File No. 126179 OPRAC

Called 22.5 Acres  
Lonnice J. Pavlik  
Warranty Deed  
File No. 984674 OPRAC

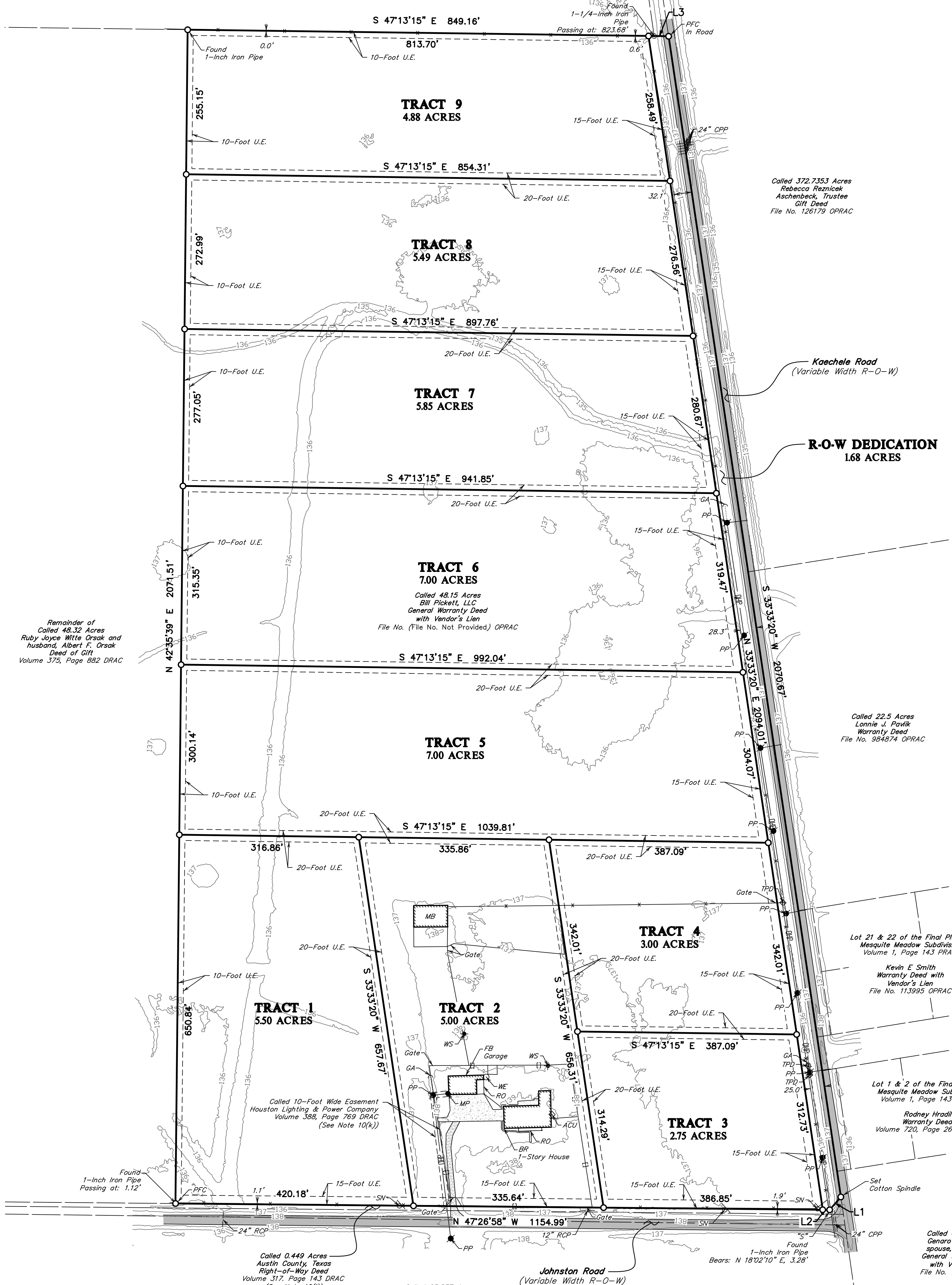
Lot 21 & 22 of the Final Plat of  
Mesquite Meadow Subdivision  
Volume 1, Page 143 PRAC  
Kevin E. Smith  
Warranty Deed with  
Vendor's Lien  
File No. 113995 OPRAC

Lot 1 & 2 of the Final Plat of  
Mesquite Meadow Subdivision  
Volume 1, Page 143 PRAC  
Rodney Hradil  
Warranty Deed  
Volume 720, Page 264 ORAC

Called 46.115 Acres  
Genaro Pizarro and  
spouse, Kelli Pizarro  
General Warranty Deed  
with Vendor's Lien  
File No. 152674 OPRAC

Called 0.449 Acres  
Austin County, Texas  
Right-of-Way Deed  
Volume 312, Page 143 DRAC  
(See Note 10(i))

Called 65.837 Acres  
William E. Adamcik and  
Karen H. Adamcik  
Warranty Deed with  
Vendor's Lien  
File No. 965695 OPRAC



Remainder of  
Called 48.32 Acres  
Ruby Joyce Witte Orsak and  
husband, Albert F. Orsak  
Deed of Gift  
Volume 375, Page 882 DRAC

**PRELIMINARY PLAT**  
OF  
**SAN BERNARD BEND SUBDIVISION**  
BEING  
**48.15 ACRES**  
OUT OF THE  
**S.B. EVANS SURVEY, A-164**  
AUSTIN COUNTY, TEXAS  
JULY 2023

**PRELIMINARY**  
**FOR REVIEW ONLY**  
7/17/2023



Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100  
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290  
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