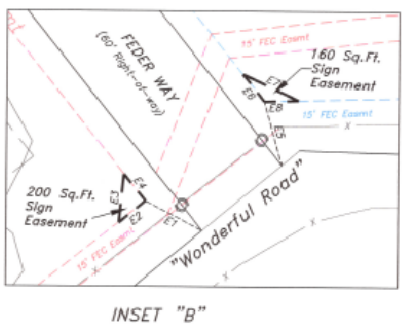
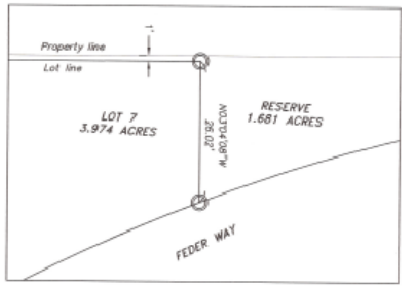
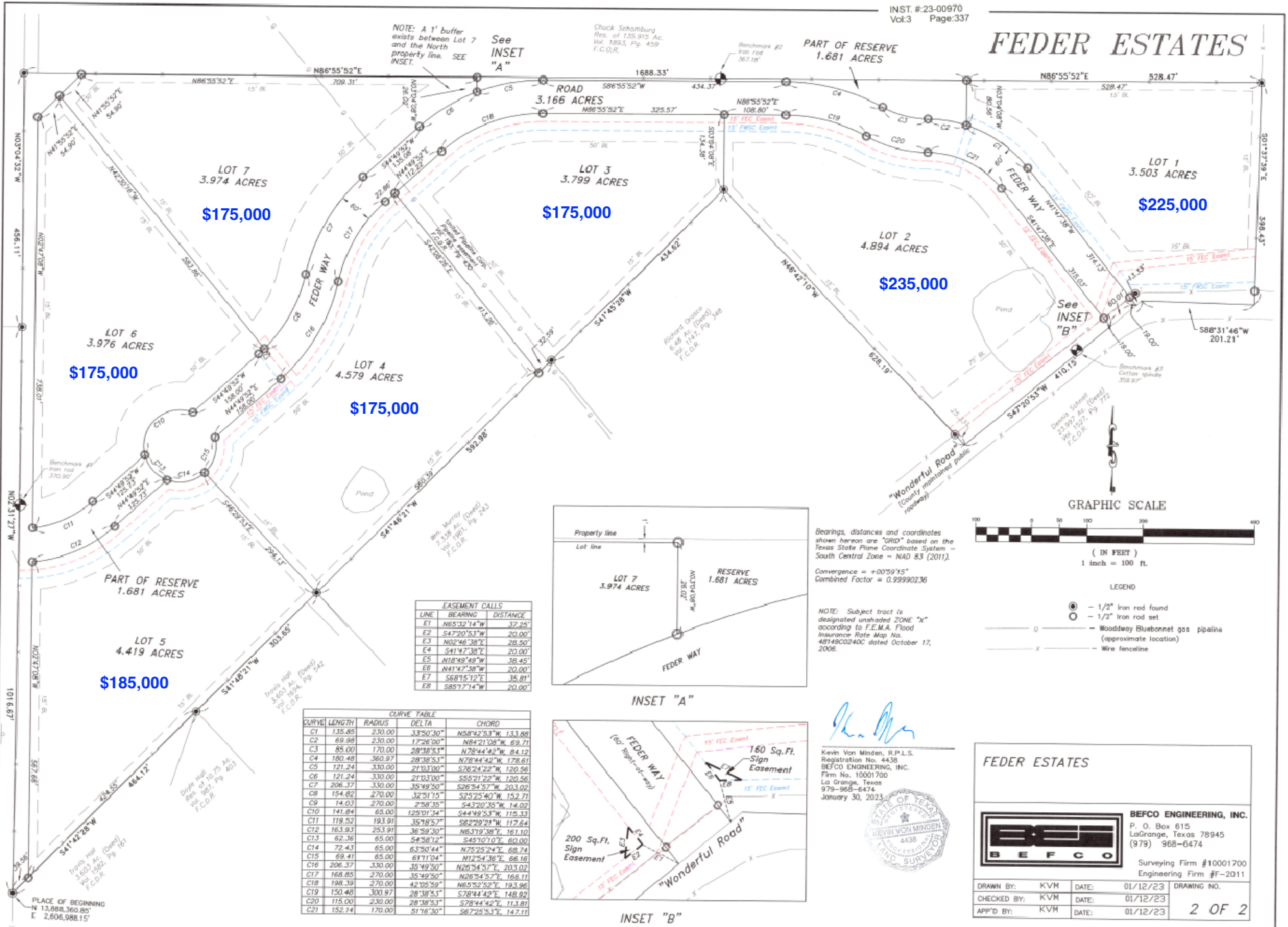


FEDER ESTATES

NOTE: A 1' buffer exists between Lot 7 and the North property line. SEE INSET "A".

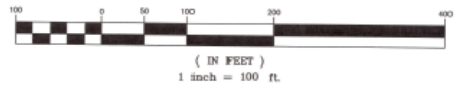


LINE	BEARING	DISTANCE
E1	N65°32'14"W	32.29'
E2	S47°20'53"W	20.00'
E3	N02°46'38"E	28.50'
E4	S41°47'30"E	20.00'
E5	N18°48'49"W	38.46'
E6	N41°12'38"W	20.00'
E7	S68°15'12"E	35.81'
E8	S85°17'14"W	20.00'

CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	135.85	230.00	33°50'30"	N58°42'53"W 133.68
C2	69.98	230.00	17°26'00"	N44°21'08"W 69.71
C3	85.00	170.00	28°38'51"	N78°44'42"W 84.12
C4	180.48	360.97	28°38'51"	N78°44'42"W 178.61
C5	121.24	330.00	21°03'00"	S76°24'22"W 120.56
C6	121.24	330.00	21°03'00"	S55°21'22"W 120.56
C7	206.37	330.00	35°49'50"	S26°54'57"W 203.02
C8	154.82	270.00	32°51'15"	S25°25'40"W 152.71
C9	14.03	270.00	2°58'35"	S43°20'35"W 14.02
C10	141.84	65.00	125°01'34"	S44°49'53"W 115.33
C11	119.02	193.91	35°18'52"	S62°29'21"W 112.24
C12	163.93	253.91	36°59'30"	N6°19'38"E 161.10
C13	62.36	65.00	54°58'12"	S45°10'10"E 60.00
C14	72.43	65.00	63°30'44"	N75°25'24"E 68.74
C15	69.41	65.00	61°11'04"	N12°54'36"E 66.16
C16	206.37	330.00	35°49'50"	N26°34'37"E 203.02
C17	168.85	270.00	35°49'50"	N26°34'37"E 168.11
C18	198.39	270.00	42°05'59"	N65°55'52"E 193.66
C19	150.46	300.97	28°38'53"	S78°44'42"E 148.82
C20	115.00	230.00	28°38'53"	S78°44'42"E 113.81
C21	152.14	170.00	51°16'30"	S67°25'53"E 147.11

Bearings, distances and coordinates shown hereon are "GRID" based on the Texas State Plane Coordinate System - South Central Zone - NAD 83 (2011).
Convergence = +00°59'15"
Combined Factor = 0.99990236

NOTE: Subject tract is designated unshaded ZONE "X" according to F.E.M.A. Flood Insurance Rate Map No. 48149C0240C dated October 17, 2008.



- LEGEND**
- - 1/2" Iron rod found
 - - 1/2" Iron rod set
 - D - Woodway Bluebonnet gas pipeline (approximate location)
 - X - Wire fence line

Kevin Von Minden
Kevin Von Minden, R.P.L.S.
Registration No. 4438
BEFCO ENGINEERING, INC.
Firm No. 10001700
La Grange, Texas
979-968-6474
January 30, 2023



FEDER ESTATES

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LaGrange, Texas 78945
(979) 968-6474

Surveying Firm #10001700
Engineering Firm #F-2011

DRAWN BY: KVM	DATE: 01/12/23	DRAWING NO.
CHECKED BY: KVM	DATE: 01/12/23	
APP'D BY: KVM	DATE: 01/12/23	2 OF 2