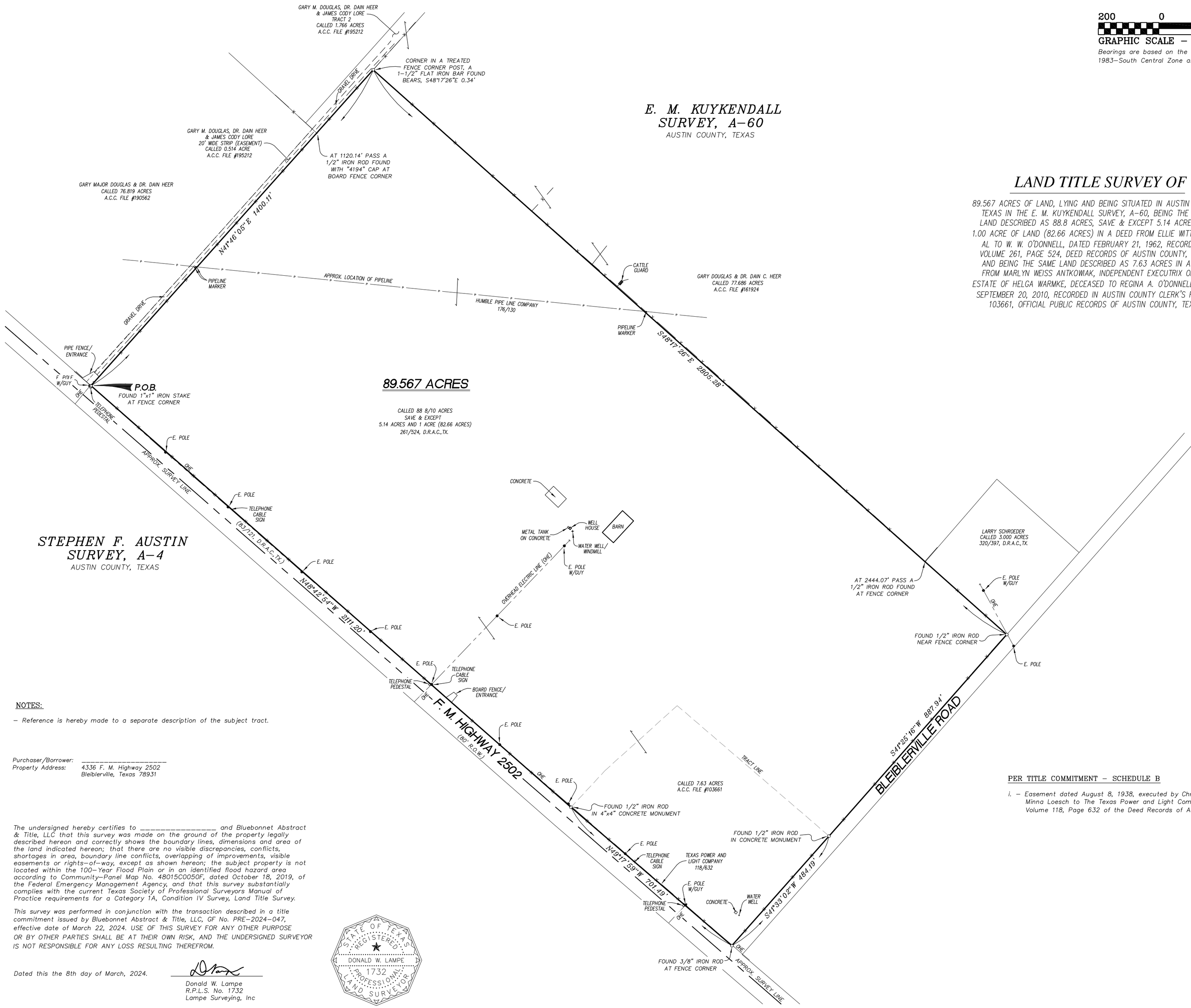
200 0 200 400 600

GRAPHIC SCALE – FEET

Bearings are based on the Texas Coordinate System of 1983–South Central Zone as obtained by GPS observations.

# LAND TITLE SURVEY OF

89.567 ACRES OF LAND, LYING AND BEING SITUATED IN AUSTIN COUNTY, TEXAS IN THE E. M. KUYKENDALL SURVEY, A–60, BEING THE SAME LAND DESCRIBED AS 88.8 ACRES, SAVE & EXCEPT 5.14 ACRES AND 1.00 ACRE OF LAND (82.66 ACRES) IN A DEED FROM ELLIE WITTNER, ET AL TO W. W. O'DONNELL, DATED FEBRUARY 21, 1962, RECORDED IN VOLUME 261, PAGE 524, DEED RECORDS OF AUSTIN COUNTY, TEXAS AND BEING THE SAME LAND DESCRIBED AS 7.63 ACRES IN A DEED FROM MARLYN WEISS ANTKOWIAK, INDEPENDENT EXECUTRIX OF THE ESTATE OF HELGA WARMKE, DECEASED TO REGINA A. O'DONNELL, DATED SEPTEMBER 20, 2010, RECORDED IN AUSTIN COUNTY CLERK'S FILE NO. 103661, OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY, TEXAS.




NOTES:

– Reference is hereby made to a separate description of the subject tract.

Purchaser/Borrower: _____

Property Address: 4336 F. M. Highway 2502
Bleiblerville, Texas 78931

The undersigned hereby certifies to _____ and Bluebonnet Abstract & Title, LLC that this survey was made on the ground of the property legally described hereon and correctly shows the boundary lines, dimensions and area of the land indicated hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, overlapping of improvements, visible easements or rights–of–way, except as shown hereon; the subject property is not located within the 100–Year Flood Plain or in an identified flood hazard area according to Community–Panel Map No. 48015C0050F, dated October 18, 2019, of the Federal Emergency Management Agency, and that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition IV Survey, Land Title Survey.

This survey was performed in conjunction with the transaction described in a title commitment issued by Bluebonnet Abstract & Title, LLC, GF No. PRE–2024–047, effective date of March 22, 2024. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK, AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

Dated this the 8th day of March, 2024.

Donald W. Lampe
R.P.L.S. No. 1732
Lampe Surveying, Inc

STATE OF TEXAS REGISTERED DONALD W. LAMPE 1732 PROFESSIONAL LAND SURVEYOR

PER TITLE COMMITMENT – SCHEDULE B

i. – Easement dated August 8, 1938, executed by Christoph Loesch and wife, Minna Loesch to The Texas Power and Light Company, recorded in Volume 118, Page 632 of the Deed Records of Austin County, Texas.


LAMPE SURVEYING, INC
PROFESSIONAL LAND SURVEYORS
1408 WEST MAIN STREET
P. O. BOX 2037
BRENHAM, TEXAS 77834
(979) 836–6677
TBPELS FIRM NO. 10040700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