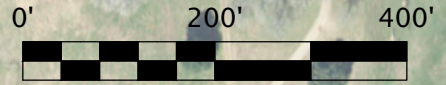


COLORADO COUNTY, TEXAS
 OTTO E. HARTFIEL SURVEY, A - 968
 HOWARD MCELROY LEAGUE, A - 32
 AUSTIN COUNTY, TEXAS
 OTTO E. HARTFIEL SURVEY, A - 432
 HOWARD MCELROY LEAGUE, A - 68
 LEO STERN SURVEY, A - 435

HORIZONTAL DATUM: NAD83/2011 (EPOCH: 2010)
 VERTICAL DATUM: NAVD 88
 COMBINED SCALE FACTOR: 0.9998998444
 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
- TELEPHONE RISER
- POWER POLE
- GUY ANCHOR
- ⊙ ELECTRIC METER
- X — WIRE FENCE
- OE — OVERHEAD ELECTRIC LINE
- () RECORD INFORMATION
- O.P.R.A.C.T. AUSTIN COUNTY OFFICIAL PUBLIC RECORDS
- O.P.R.C.C.T. COLORADO COUNTY OFFICIAL PUBLIC RECORDS

P.O.B. TRACT I
 Texas South Central Zone
 NAD 83/2011
 State Plane Grid Coords
 N(Y): 13,890,591.45 USft
 E(X): 2,746,141.58 USft

OTTO E. HARTFIEL SURVEY
 A - 968

MCELROY LANE
 (N 01°06'28" W 620.85')
 (CLERK FILE NO. 142543, O.P.R.A.C.T.)
 N 04°03'22" W 620.53'

TRACT I
6.12 ACRES
 A & J RANCH, LLC
 TO
 JOHANNES NICOLAAS KAHTS, ET UX.
 JUNE 11, 2014
 TRACT ONE - PART OF CALLED 30.25 ACRES
 CLERK FILE NO. 142543
 O.P.R.A.C.T.

(CLERK FILE NO. 142543, O.P.R.A.C.T.)
 (S 89°32'14" E 1153.10')
 N 87°28'40" E 1152.85'

OTTO E. HARTFIEL SURVEY
 A - 432

TRACT II
11.12 ACRES
 A & J RANCH, LLC
 TO
 JOHANNES NICOLAAS KAHTS, ET UX.
 JUNE 11, 2014
 TRACT ONE - PART OF CALLED 30.25 ACRES
 CLERK FILE NO. 142543
 O.P.R.A.C.T.

P.O.B. TRACT II
 Texas South Central Zone
 NAD 83/2011
 State Plane Grid Coords
 N(Y): 13,890,642.18 USft
 E(X): 2,747,293.20 USft

LEO STERN SURVEY
 A - 435

WELL HOUSE

OVH

(N 89°17'00" W 255.63')
 (VOL. 934, PG. 464, O.R.C.C.T.)
 S 87°51'26" W 255.63'

1/2" IRON ROD
 FOUND BEARS
 S 01°55'58" W - 0.25'

BENNY WILLIS, AKA BENNIE WILLIS, ET UX.
 TO
 CLIFTON RAY HUGHES, ET UX.
 JULY 16, 2020
 CALLED 1.497 ACRES
 VOLUME 934, PAGE 464
 O.R.C.C.T.

HOWARD MCELROY LEAGUE
 A - 32

A & J RANCH, LLC
 TO
 JOHANNES NICOLAAS KAHTS, ET UX.
 JUNE 11, 2014
 TRACT ONE - RESIDUE OF CALLED 30.25 ACRES
 CLERK FILE NO. 142543
 O.P.R.A.C.T.
 (13.03 REMAINING ACREAGE)

A & J RANCH, LLC
 TO
 JOHANNES NICOLAAS KAHTS, ET UX.
 JUNE 11, 2014
 TRACT TWO - CALLED 4.05 ACRES
 CLERK FILE NO. 142543
 O.P.R.A.C.T.

THE AWS 2006 IRREVOCABLE TRUST
 TO
 DAVID EMERSON JORDEN, AKA DAVID E. JORDEN, ET UX.
 SEPTEMBER 29, 2021
 CALLED 30.279 ACRES
 CLERK FILE NO. 215764
 O.P.R.A.C.T.

RUTH HARTFIEL ALBERS
 TO
 DELORES HARTFIEL LABELGOTT
 MARCH 22, 1996
 CALLED 4.048 ACRES
 VOLUME 191, PAGE 777
 O.R.C.C.T.

HOWARD MCELROY LEAGUE
 A - 68

SURVEY NOTES

1. THE SURVEYOR DID NOT ABSTRACT THE PROPERTY AND THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR REPORT.
2. PROPERTY IS SUBJECT TO THOSE EASEMENTS, RESTRICTIONS, ETC. THAT APPEAR OF RECORD OR UNRECORDED AND NOT SHOWN ON SURVEY.
3. A SEPARATE METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
4. PROPERTY IS SUBJECT TO ANY SUBDIVISION REGULATIONS FOR COLORADO COUNTY, TEXAS AND/OR AUSTIN COUNTY, TEXAS THAT MAY APPLY.

SURVEYOR CERTIFICATION

THIS SURVEY WAS MADE ON THE GROUND ON DECEMBER 28, 2023 & JANUARY 8, 2024 UNDER MY SUPERVISION AND REPRESENTS THOSE FACTS FOUND AT THE TIME OF SURVEY.

FOR FSC, INC.
 BY: MATTHEW W. LOESSIN, RPLS
 TEXAS REGISTRATION NO. 5953
 DATE SIGNED: 01/25/2024



**SURVEY PLAT OF TWO TRACTS
 OUT OF VARIOUS SURVEYS IN
 AUSTIN & COLORADO COUNTIES, TX**

DATE: 01/25/2024
 DRAWN BY: TTH
 CHECKED BY: MWL
 FIELD CREW: VCA
 PROJECT NO: 2023110562
 COUNTY: AUSTIN
 SCALE: 1" = 200'
 SHEET: 1 OF 1

FSC INC
 SURVEYORS + ENGINEERS

2205 Walnut Street - Columbus, TX 78934
 Ph: 979.732.3114 - Fax: 979.732.5271
 TBPLS FIRM 10000100 - TBPE FIRM 17957
 www.fscinc.net