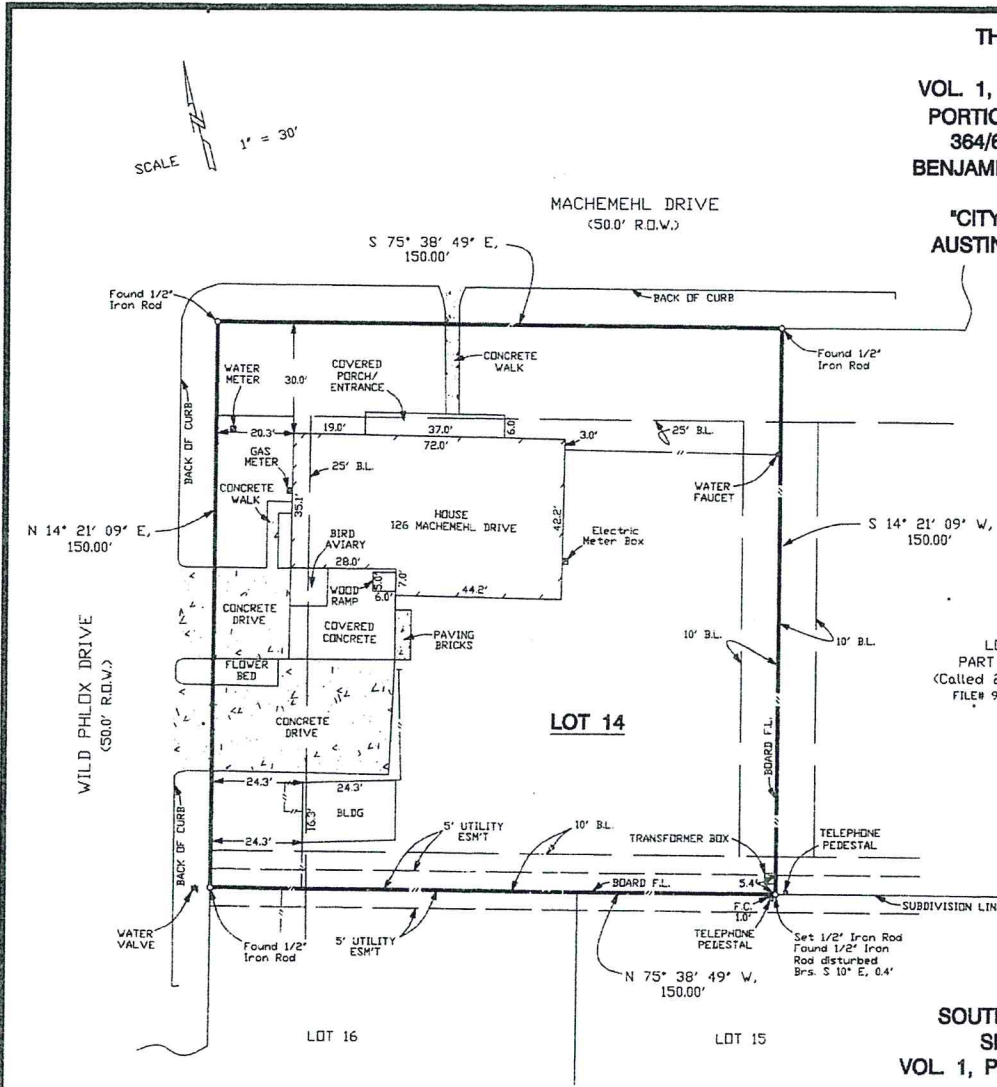


THE MEADOWS
SECTION II
VOL 1, PG. 8 P.R.A.C.T.
PORTION OF 51.490 AC.
364/622 D.R.A.C.T.
BENJAMIN BABBIT LEAGUE
A-13
"CITY OF BELLVILLE"
AUSTIN COUNTY, TEXAS



LOT 13 &
PART OF LOT 12
(Called 22,149 SQ. FT.)
FILE# 984420 D.R.A.C.T.

SOUTH FORTY (40)
SECTION I
VOL 1, PG. 51 P.R.A.C.T.

- NOTES: 1.) The tract of land shown hereon lies within Zone "X" (Area of Minimal Flood Hazard) of the Flood Hazard Zone according to the F.I.R.M., Flood Insurance Rate Map# 48015C 0105F, Map Revised October 18, 2019.
- 2.) Bearings shown hereon are based upon Grid North as determined from G.P.S. Observation, State Plane Coordinates, Texas South Central Zone, NAD 83.
- 3.) All 1/2" iron rods set are capped with yellow cap Mkd. 'Alexander Surveying'.
- 4.) That easement to San Bernard Electric Co-op, Inc. recorded in Volume 389, Page 49 D.R.A.C.T. is not located on the tract of land shown hereon.
- 5.) This plat is the property of Alexander Surveying. Reproduction of this plat for any purpose is expressly forbidden without the written consent of an authorized agent of Alexander Surveying.

- B.L. - Building Line
F.C. - Fence Corner
F.L. - Fence Line
→ ← ↑ ↓ - Denotes direction and distance from Deed Line to object.

Building lines and/or utility easements shown hereon are based upon the plat of The Meadows, Section II, and/or Covenants recorded in Volume 404, Page 135 D.R.A.C.T.

I, Glen S. Alexander, Registered Professional Land Surveyor, #4194, do hereby certify that the plat and/or description shown hereon, accurately represents the results of an on the ground survey made under my direction and supervision on APRIL 23, 2024 and all corners are as shown hereon. There are no conflicts, protrusions or easements apparent on the ground, except as shown, and that this professional service conforms to the current Texas Society of Professional Standards and Specifications for a Category IA, Condition III survey.

This survey was performed in connection with the transaction described in G. F. # AU-24-016 of BGTT'S TITLE

Glen S. Alexander
Glen S. Alexander - Registered Professional Land Surveyor, #4194

	GLENDA COLLEEN SWITZER, INDEPENDENT EXECUTRIX OF THE ESTATE OF ALLENE JOYCE PORTER	
	ALEXANDER SURVEYING 105 E. Luhn Street P. O. BOX 388 Bellville, Texas 77418 Phone: 979-865-9145 Fax: 979-865-5988 alexandersurveying@bcglobe.net © 2024 ALL RIGHTS RESERVED	
Glen S. Alexander	County AUSTIN	Field Crew J.F.
R.P.L.S. No. #4194	Survey BENJAMIN BABBIT SURVEY, A-13	Computations G.A.
TBPELS FIRM NO. 10134400	City BELLVILLE	Drafting D.C.
Date APRIL 23, 2024	Addition THE MEADOWS SECTION II	ACC.D.B. VOL# 38, PG. 61 248361A.S54 Work Order 24-8381A