

AUSTIN COUNTY TEXAS  
 JAMES CUMMINGS HACIENDA AB-31

F. M. HWY. 331 (100')

WALTER LESCHNER  
 RESIDUE CALLED 40.00 AC (TRACT 31)  
 VOL. 288 PG. 828 D. M. A.C.T.

WALTER LESCHNER, JR.  
 ET UX  
 CALLED 200 AC.  
 VOL. 284 PG. 281  
 D. M. A.C.T.  
 IDESC. V. 48 P. 287 D. O.P.T.  
 M. A. C. T.

4.00 AC.  
 DONALD W. BESSNER  
 GRD 4.00 AC.  
 VOL. 585 PG. 633 D.R.A.C.T.  
 D.M. VOL. 274 PG. 493 D.R.A.C.T.

ANDREW LESCHNER TRUSTEE  
 RESIDUE CALLED 31.932 AC.  
 VOL. 487 PG. 81 D. M. A. C. T.

ANDREW CHARLES  
 LESCHNER  
 CALLED 100 AC.  
 VOL. 707 PG. 124  
 D. M. A. C. T.

- Name:
- All rights, interests and amounts of land existing in and to be retained upon the survey shall be shown on this survey in accordance with the Statute, Revised Statutes of Texas, Article 6307 or its amendments.
  - Boundary lines are based upon the survey of the 4.00 acre tract by the county clerk of August 21, 1905 and which being March 19, 1906 was recorded in Volume 284, Page 281 of the public records of this county.
  - This tract lies within Zone "C" of the Flood Insurance Rate Map, Community No. 480704-A, adopted by the Federal Insurance Administration, August 12, 1954, and is within the Flood Hazard Zone "C" as defined in Article 6307 of the Texas Constitution and as amended to be within the 300-year flood plain.
  - Tract is situated in DM Class, Final Co. recorded in Volume 287, Page 455, D.M.A.C.T. and not other property.
  - Subject to easement in Austin County Water Supply Corp. recorded in V. 74, P. 282, D.M.A.C.T.

OF A 4.00 ACRE TRACT OF LAND  
 IN THE JAMES CUMMINGS HACIENDA, ABSTRACT 31,  
 AUSTIN COUNTY, TEXAS.  
 SAID 4.00 ACRE TRACT BEING THAT CERTAIN CALLED 4.00 ACRE TRACT  
 AND BEING PART OF DONALD W. BESSNER  
 RESIDUE AS SHOWN ON THE PUBLIC RECORDS,  
 AUSTIN COUNTY, TEXAS  
 (DESCRIPTION FROM VOLUME 274, PAGE 493, DEED RECORDS,  
 AUSTIN COUNTY, TEXAS)  
 SCALE: 1" = 100'

CHARLES KALHOFF  
 Surveyor  
 1001 W. 12th St., Austin, Texas  
 J.C. JENSEN & COMPANY, L.L.P.  
 CONSULTING ENGINEERS & SURVEYORS  
 1001 W. 12th St., Austin, Texas



This plat returned to add the  
 correct acreage of the  
 4.00 acre tract.  
 Charles Kalhoff  
 Surveyor  
 1001 W. 12th St., Austin, Texas



Charles Kalhoff  
 Surveyor  
 1001 W. 12th St., Austin, Texas  
 Texas Registration No. 12345

For reference and further description, see cases and bound description, Vol. 108, Page 101-102 of the public records of Austin County, Texas, in the name of Charles Kalhoff Surveyor, No. 12345.

I hereby certify that this survey was made on the ground under my supervision, and that this plat is a true and correct copy of the same as the same is shown to me by the person or persons claiming an interest in the land surveyed, and that the same is in conformity with the current Texas Statutes and the Rules and Regulations of the Surveyors' Society of Professional Surveyors Standards and Specifications for a Category 1b, Class II, Survey.

*Boyer & Paul Boyer*  
*X Richard Boyer*

10  
PB  
5B

EXHIBIT A

FIELD NOTES FOR A 4.00 ACRE TRACT OF LAND IN THE JAMES CUMMINGS HACIENDA, ABSTRACT 31, AUSTIN COUNTY, TEXAS, SAID 4.00 ACRE TRACT BEING THAT CERTAIN CALLED 4.00 ACRE TRACT CONVEYED TO DONALD W. BECKNER RECORDED IN VOLUME 585, PAGE 833, OFFICIAL RECORDS, AUSTIN COUNTY, TEXAS (DESCRIPTION FROM VOLUME 274, PAGE 493, DEED RECORDS, AUSTIN COUNTY, TEXAS). THE BASE BEARING FOR THE HEREIN DESCRIBED TRACT IS THE WESTERLY LINE OF THE AFOREMENTIONED 4.00 ACRE TRACT BEING THE EASTERLY LINE OF F.M. HIGHWAY 331, (100-FEET WIDE) SAID BEARING BEING NORTH 19 DEGREES 56 MINUTES 00 SECONDS EAST.

**BEGINNING** at a 3/4 inch iron rod found on the east line of said F.M. Highway 331 being the northwest corner and **Place of Beginning** of the herein described 4.00 acre tract, same being the southwest corner of an adjoining called 1.00 acre tract in deed to Andrew Charles Leshper recorded in Volume 707, Page 124, Official Records, Austin County, Texas;

THENCE South 69 degrees 22 minutes 30 seconds East (called South 69 degrees 34 minutes East, 335.00 feet) 335.45 feet, at 208.71 feet pass the southeast corner of said 1.00 acre tract and continuing for a total distance of 335.45 feet to a 1/2 inch iron pipe with cap marked "Kalkomey Surveying" set for the northeast corner of the herein described 4.00 acre tract, same being a re-entry corner to the adjoining Andrew Leshper, Trustee residue of a called 37.952 acre tract recorded in Volume 457, Page 91, Deed Records, Austin County, Texas;

THENCE South 19 degrees 58 minutes 53 seconds West along the easterly line of the herein described 4.00 acre tract being a westerly line of the aforementioned adjoining Andrew Leshper, Trustee residue of a called 37.952 acre tract, (called South 19 degrees 56 minutes West, 520.10 feet) 519.51 feet to a 1/2 inch iron pipe with cap marked "Kalkomey Surveying" set for the southeast corner of the herein described 4.00 acre tract;

THENCE North 69 degrees 28 minutes 52 seconds West along the south line of the herein described 4.00 acre tract being a north line of the adjoining Walter Leshper, Jr., et ux called 0.154 acre tract recorded in Volume 594, Page 861, Official Records, Austin County, Texas (deed description from Volume 46, Page 267, Deed of Trust Records, Austin County, Texas) (called North 69 degrees 34 minutes West, 335.00 feet), 335.00 feet to a 1/2 inch iron pipe with cap marked "Kalkomey Surveying" set on said line at its point of intersection with the east right-of-way line of F.M. Highway 331 for the southwest corner of the herein described 4.00 acre tract of land;

CHARLIE KALKOMEY  
REGISTERED PROFESSIONAL LAND SURVEYOR

CHARLES A. KALKOMEY  
REGISTERED PROFESSIONAL LAND SURVEYOR

1815 MONS AVENUE  
ROSENBERG, TEXAS 77471  
281-342-2033

CHARLIE KALKOMEY SURVEYING, INC.

FIELD NOTES 4.00 Acre Tract (Cont'd)

THENCE North 19 degrees 56 minutes 00 seconds East along the westerly line of the herein described 4.00 acre tract being the easterly line of the aforementioned F.M. Highway 331, 520.10 feet to the Place of Beginning and containing 4.00 acres of land, more or less.  
For reference and further description see Survey Plat No. 1026-01-AU prepared by the undersigned on same date.

*Charlie Kalkomey*  
Charlie Kalkomey, R.P.L.S.  
Texas Registration No. 1399  
May 24, 1999  
Job No. 1026-01-AU



A 102601 au wpa 54

RS JB