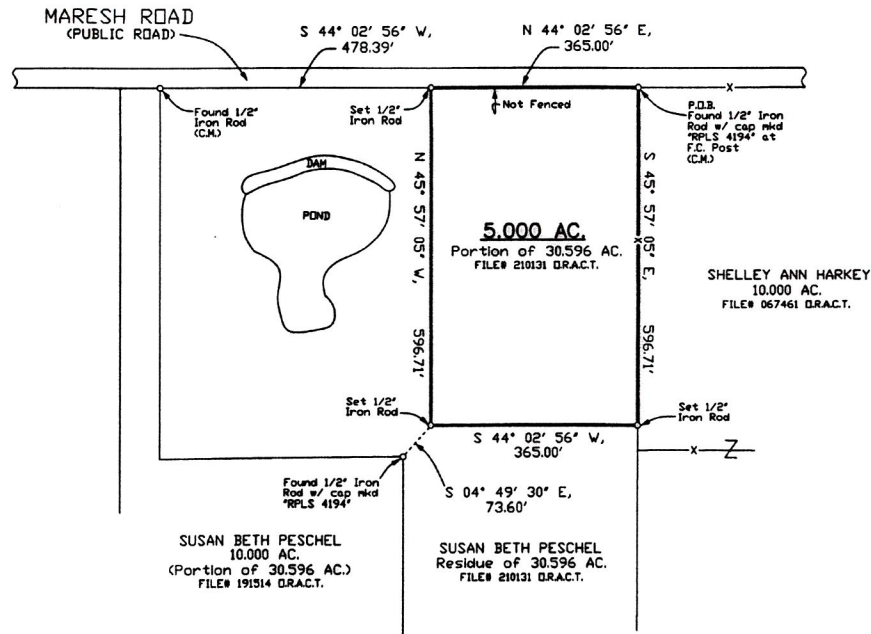


STEPHEN F. AUSTIN FOUR (4)  
LEAGUE GRANT  
A-4  
AUSTIN COUNTY, TEXAS



- 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# 48015C0200F, Map Revised October 18, 2019.
- 2.) Bearings shown hereon are based upon the description of the 30.596 Acre tract, recorded in File# 210131 D.R.A.C.T. Control Monuments (C.M.) are shown hereon.
- 3.) Reference is hereby made to the metes and bounds description of the subject tract, prepared this day.
- 4.) All 1/2" Iron rods set are capped with a yellow cap marked "Alexander Surveying."
- 5.) This survey was performed in correlation with the Austin County Commissioner's Court letter of approval to subdivide, dated November 8, 2021.
- 6.) The easements to San Bernard Electric Cooperative, Inc., recorded in Volume 353, Page 180 D.R.A.C.T., Volume 501, Page 415 D.R.A.C.T. and File# 002719 D.R.A.C.T. are not described well enough to locate on the ground.

- 7.) The easements to San Bernard Electric Cooperative, Inc., recorded in Volume 385, Page 305 D.R.A.C.T., Volume 748, Page 767 D.R.A.C.T., Volume 748, Page 770 D.R.A.C.T. and File# 075790 D.R.A.C.T. are not located on the subject tract shown hereon.
- 8.) The called 0.454 Acre (30 ft. wide) easement, recorded in Volume 638, Page 327 D.R.A.C.T. is not located on the subject tract shown hereon.
- 9.) The called 50 ft. road and easement reservation, recorded in Volume 329, Page 150 D.R.A.C.T. is not described well enough to locate on the ground.
- 10.) This plat was prepared for the exclusive use of the individuals and/or institutions named on this survey. It is non transferable to additional institutions or individuals without expressed recertification by Alexander Surveying.
- 11.) 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.

I, Weston C. Garling, Registered Professional Land Surveyor, do hereby certify that the plat and/or the description shown hereon accurately represents the results of an on the ground survey made under my direction and supervision on NOVEMBER 15, 2021, and all corners and acreage are shown hereon. There are no conflicts, protrusions or easements apparent on the ground, except as shown and/or noted hereon.

This survey was performed in connection with the transaction described in G.F. No. 48523 of BELLEVILLE ABSTRACT COMPANY and is certified for that transaction only.

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.

*Weston C. Garling*  
Weston C. Garling - Registered Professional Land Surveyor, #6805



OWNER: SUSAN BETH PESCHEL  
BUYER: JEANETTE NICHOLE STAUFFER  
& JACKIE C. STAUFFER

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Weston C. Garling	County AUSTIN	Field Crew J.E.
R.P.L.S. No. 6805	Survey STEPHEN F. AUSTIN 4 LEAGUE GRANT, A-4	Computations W.C.G.
TBP.LS FIRM NO. 10134400	City	Drafting W.C.G.
Date NOVEMBER 15, 2021	Addition	AC VOL# 219, PG. 18 P-R-ss4 V.D.# 21-8080



**ALEXANDER SURVEYING  
LAND SURVEYORS**

**OWNER: SUSAN BETH PESCHEL**

**BUYER: JEANETTE NICHOLE STAUFFER & JACKIE C. STAUFFER**

**5.000 ACRES**

**ALL THAT TRACT OR PARCEL OF LAND** consisting of 5.000 Acres located in the Stephen F. Austin Four (4) League Grant, A-4, Austin County, Texas. Subject tract being a portion of the residue of the 30.596 Acre tract described in Deed to Susan Beth Peschel, recorded in File# 210131 of the Official Records of Austin County, Texas. Said tract consisting of 5.000 Acres and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod (C.M.) found with a cap marked "RPLS 4194" at a fence corner post in the Southeast Right-of-way of Maresh Road (Public Road) for the West corner of the 10.000 Acre tract described in Deed to Shelley Ann Harkey, recorded in File# 067461 O.R.A.C.T. and for the North corner of the 30.596 Acre parent tract and the herein described tract;

**THENCE** S 45° 57' 05" E, with the common line with the 10.000 Acre Harkey tract and generally with an existing fence, a distance of 596.71 ft. to a 1/2" iron rod set for the East corner of the herein described tract;

**THENCE** S 44° 02' 56" W, a distance of 365.00 ft. to a 1/2" iron rod set for the South corner of the herein described tract. From said rod, a 1/2" iron rod found with a cap marked "RPLS 4194" for an "L" corner in the 10.000 Acre tract (portion of 30.596 Acre tract) described in Deed to Susan Beth Peschel, recorded in File# 191514 O.R.A.C.T. and for an "L" corner in the residue of the 30.596 Acre parent tract, Brs. S 04° 49' 30" E, 73.60 ft.;

**THENCE** N 45° 57' 05" W, a distance of 596.71 ft. to a 1/2" iron rod set in the Southeast Right-of-way of Maresh Road for the West corner of the herein described tract. From said rod, a 1/2" iron rod (C.M.) found in the Southeast Right-of-way of Maresh Road for an "L" corner in the 10.000 Acre Peschel tract and the residue of the 30.596 Acre parent tract, Brs. S 44° 02' 56" W, 478.39 ft.;

**THENCE** N 44° 02' 56" E, with the Southeast Right-of-way of Maresh Road and with a line which is not fenced, a distance of 365.00 ft. to the **PLACE OF BEGINNING** and containing 5.000 Acres.

**NOTES:** Bearings shown hereon are based upon the description of the 30.596 Acre tract, recorded in File# 210131 O.R.A.C.T. Control Monuments (C.M.) are described hereon.

November 15, 2021  
W.O.# 21-8080

Page 1 of 2



ALEXANDER SURVEYING  
LAND SURVEYORS

OWNER: SUSAN BETH PESCHEL

BUYER: JEANETTE NICHOLE STAUFFER & JACKIE C. STAUFFER

5.000 ACRES (continued)

Reference is hereby made to the plat of the subject tract,  
prepared this day.

All 1/2" iron rods set are capped with a yellow cap marked  
"Alexander Surveying."

This survey was performed in correlation with the Austin County  
Commissioner's Court letter of approval to subdivide, dated  
November 8, 2021.

November 15, 2021  
W.O.# 21-8080



*Weston C. Garling*  
Weston C. Garling  
Registered Professional Land Surveyor, #6805

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