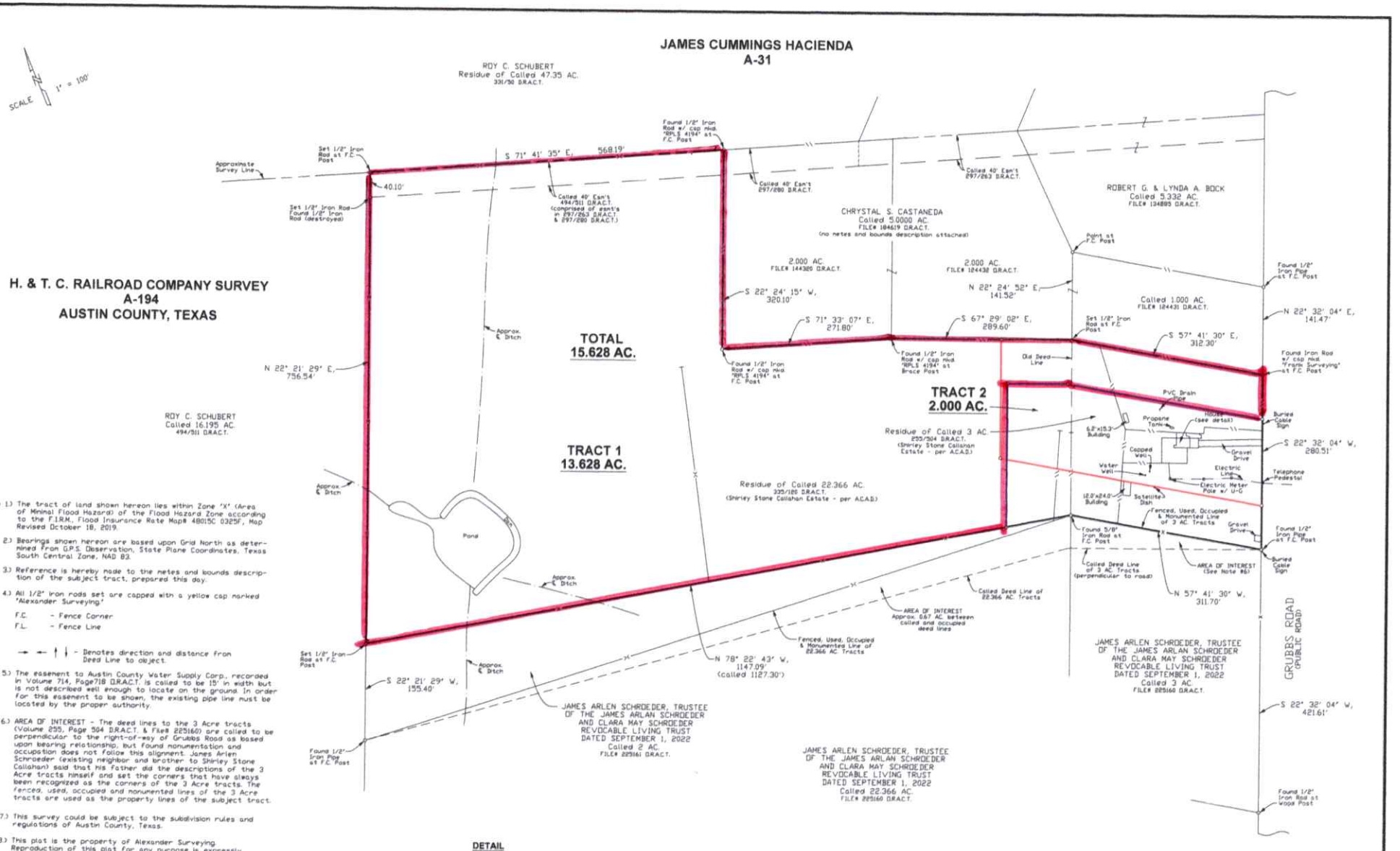

NOTES: 1.) The tract of land shown hereon lies within Zone 'X' (Area of Minimal Flood Hazard) of the Flood Hazard Zone according to the F.I.R.M., Flood Insurance Rate Map# 48015C 0325F, Map Revised October 18, 2019.

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.) Reference is hereby made to the notes 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'

F.C. - Fence Corner

F.L. - Fence Line

→ ← ↑ ↓ - Denotes direction and distance from Deed Line to object.

5.) The easement to Austin County Water Supply Corp., recorded in Volume 714, Page718 O.R.A.C.T. is called to be 15' in width but is not described well enough to locate on the ground. In order for this easement to be shown, the existing pipe line must be located by the proper authority.

6.) AREA OF INTEREST - The deed lines to the 3 Acre tracts (Volume 255, Page 304 D.R.A.C.T. & File# 225160) are called to be perpendicular to the right-of-way of Grubbs Road as based upon bearing relationship, but found monumentation and occupation does not follow this alignment. James Arlen Schroeder (existing neighbor and brother to Shirley Stone Callahan) said that his father did the descriptions of the 3 Acre tracts himself and set the corners that have always been recognized as the corners of the 3 Acre tracts. The fenced, used, occupied and monumented lines of the 3 Acre tracts are used as the property lines of the subject tract.

7.) This survey could be subject to the subdivision rules and regulations of Austin County, Texas.

8.) 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 FEBRUARY 13, 2025 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.

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 - Registered Professional Land Surveyor, #6805

PLAN A
PLAN B

PRELIMINARY

(THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.)

SHIRLEY STONE CALLAHAN ESTATE

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R.P.L.S. No. 6805	Survey H. & T. C. RAILROAD COMPANY SURVEY, A-194	Computations W.C.G.
TBPELS FIRM NO. 10134400	City	Drafting W.C.G.
Date FEBRUARY 13, 2025	Addition	AC VOL. 823A, PG. 53 2383293.354 W.O.# 25-8468