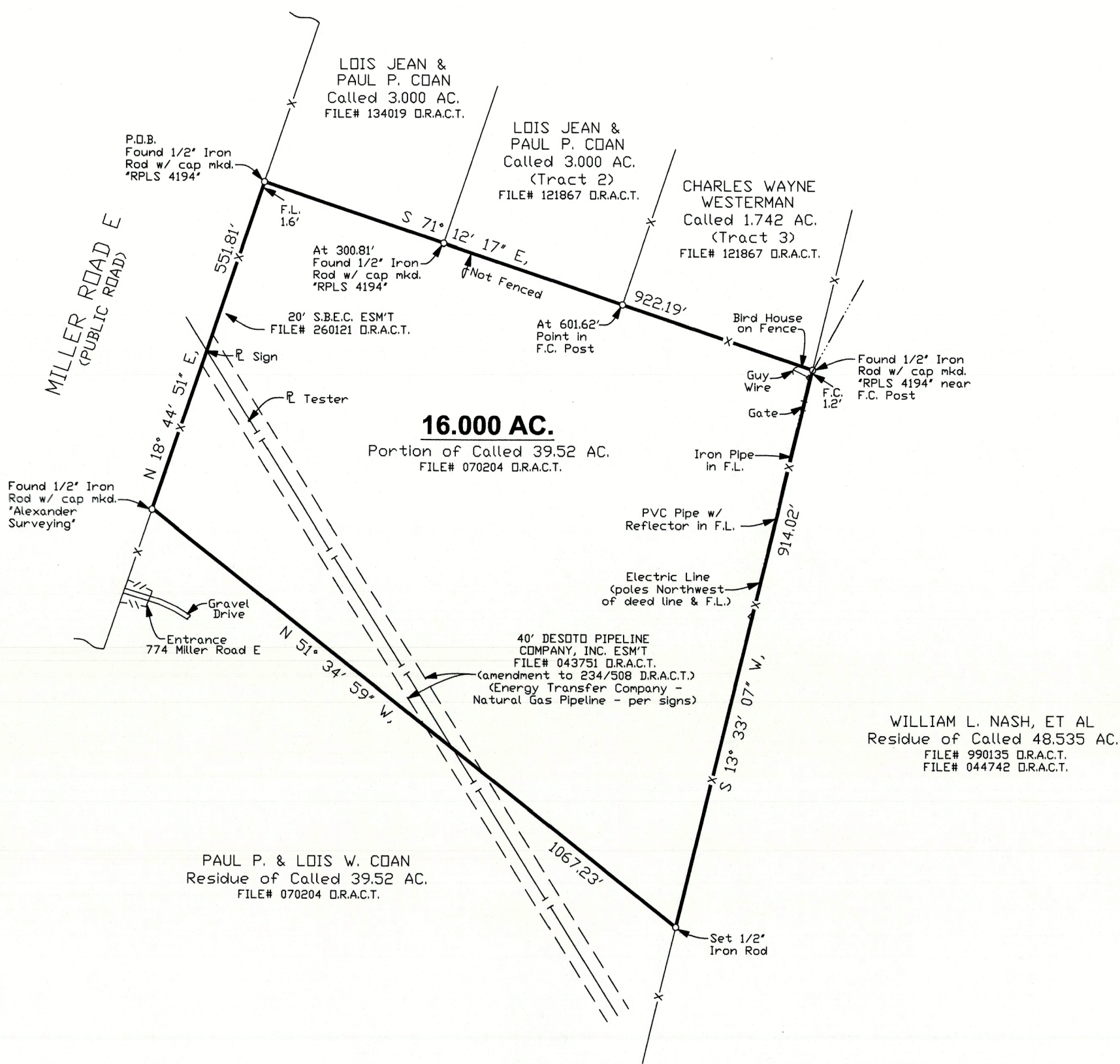


JAMES CUMMINGS HACIENDA
A-31
AUSTIN COUNTY, TEXAS

SCALE 1" = 200'



- NOTES: 1.) The subject tract is located in Zone "X" (Area of Minimal Flood Hazard) according to the Flood Insurance Rate Map (F.I.R.M.) Number 48015C0225F, 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.) A metes and bounds description of the subject tract has been prepared this day.
- 4.) All set 1/2" iron rods have a yellow cap marked "RPLS 6805".

F.C. - Fence Corner
F.L. - Fence Line

→ ← ↑ ↓ - Denotes direction and distance from deed line to object.

- 5.) The easements to San Bernard Electric Cooperative, Inc., recorded in File# 004006 D.R.A.C.T., File# 004007 D.R.A.C.T. and File# 004008 D.R.A.C.T. are not located on the subject tract shown hereon.
- 6.) The easements to San Bernard Electric Cooperative, Inc., recorded in File# 040181 D.R.A.C.T. and File# 250046 D.R.A.C.T. are not described well enough to locate on the ground.
- 7.) This survey could be subject to the subdivision rules and regulations of Austin County, Texas.
- 8.) This map is the property of Garling Land Surveying, LLC. Reproduction of this map for any purpose is expressly forbidden without the written consent of an authorized agent of Garling Land Surveying, LLC.

I, Weston C. Garling, Registered Professional Land Surveyor #6805, do hereby certify that the map and/or the description shown hereon accurately represents the results of an on the ground survey made under my direction and supervision on JANUARY 6, 2026, and all corners and acreage(s) 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
WESTON C. GARLING - REGISTERED PROFESSIONAL LAND SURVEYOR #6805



PAUL P. & LOIS W. COAN

GARLING
Land Surveying, LLC

105 E. Luhn Street P. O. BOX 386
Bellville, Texas 77418
Phone: 979-865-9145 Fax: 979-865-5988
E-mail: survey@garlings.com
garlings.com

WESTON C. GARLING

R.P.L.S. NO. 6805

TBPELS FIRM NO. 10194974

© 2026 ALL RIGHTS RESERVED

JANUARY 6, 2026

W.D. NO. 26-1004