

AUSTIN COUNTY, TEXAS
SAN FELIPE DE AUSTIN TOWN TRACT
ABSTRACT NO. 5

HORIZONTAL DATUM: NAD83/2011 (EPOCH: 2010)
VERTICAL DATUM: NAVD 88
COMBINED SCALE FACTOR: 0.999880600
BEARING BASIS: TX. LAMBERT GRID SOUTH CENTRAL ZONE
DISTANCES SHOWN ARE SURFACE VALUES

- SCHEDULE B NOTES**
1. THAT CERTAIN EASEMENT TO ENTERPRISE CRUDE PIPELINE, LLC AS PER CLERK FILE NO. 112183, O.R.A.C.T. DOES AFFECT THE SUBJECT TRACT AS SHOWN ON SURVEY.
 2. THAT CERTAIN EASEMENT TO SHELL PIPELINE CORPORATION AS PER VOL. 258, PG. 155, D.R.A.C.T. IS A BLANKET EASEMENT AND CANNOT BE SHOWN OR LOCATED ON SURVEY.



250' 500'

RICE FIELD ROAD

S 47°30'06" E 2538.87'

LEGEND

- 5/8" IRON ROD SET W/ 2" ALUM. CAP
- 3/4" IRON ROD FOUND
- 5/8" IRON ROD FOUND
- 1/2" IRON ROD FOUND
- 3/8" IRON ROD FOUND
- CONCRETE MARKER FOUND
- TELEPHONE RISER
- POWER POLE
- PIPELINE MARKER
- WIRE FENCE
- OVERHEAD ELECTRIC LINE
- EXISTING PIPELINE (AS NOTED)
- RECORD INFORMATION

KOHINOOR GROUP, LLC, SERIES 4
TO
M&B & TBI INVESTMENTS, LLC
NOVEMBER 7, 2018
CALLED 78.17 ACRES
CLERK FILE NO. 185314
O.R.A.C.T.

ORIGINAL LOT LINE
N 42°38'16" E 1311.99'
(N 42°38'22" E 1311.99')
(CLERK FILE NO. 185314, O.R.A.C.T.)

71.83 ACRES
LOTTE ANN HLUCHAN, ET AL
TO
CAYDELL FELDMAN
MARCH 27, 1989
RESIDUE OF CALLED 72.58 ACRES
VOLUME 599, PAGE 620
D.R.A.C.T.

LOT 12

LOT 5

ORIGINAL LOT LINE
N 47°38'58" W 2590.31'

SEALY SUBDIVISION
BLOCK 18
VOLUME Y, PAGE 318
D.R.A.C.T.

LOT 11

LOT 6

WELDON TROY BOLLINGER, TRUSTEE
OF THE FIVE BOLLINGER SIBLINGS TRUST, ET AL
TO
IRONWOOD 3013, LLC
JANUARY 22, 2019
CALLED 31.4, 508 ACRES
CLERK FILE NO. 190415
O.R.A.C.T.

ORIGINAL LOT LINE
N 42°38'42" E 1301.63'
(N 44°53'40" E 1301.80')
(CLERK FILE NO. 190415, O.R.A.C.T.)

Texas South Central Zone
NAD 83/2011
State Plane Grid Coords
NXY: 13 81 8 135 12 USFT
EXY: 2 865 330 29 USFT

CYNTHIA JOHNSON, INDEPENDENT EXECUTRIX
OF THE ESTATE OF MAHALIA GEE, DECEASED
TO
CYNTHIA JOHNSON
DECEMBER 27, 2012
CALLED 17.11 ACRES
CLERK FILE NO. 126518
O.R.A.C.T.

SAM MELTON, ET AL, SCHOOL TRUSTESS
FEBRUARY 7, 1898
RESIDUE OF CALLED 1 ACRE
VOLUME 20, PAGE 257
D.R.A.C.T.

S 42°44'13" W
617.52'

APPROXIMATE SURVEY LINE

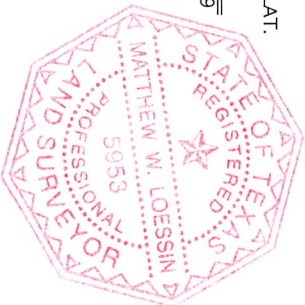
SURVEY NOTES

1. THE SURVEYOR DID NOT ABSTRACT THE PROPERTY AND MATTERS OF RECORD SHOWN ARE STRICTLY BASED ON A TITLE COMMITMENT ISSUED ON SEPTEMBER 26, 2019 (EFFECTIVE: SEPTEMBER 17, 2019) BY ALL TEXAS TITLE, INC., GF NO. 19-88718.
2. PROPERTY IS SUBJECT TO THOSE EASEMENTS, RESTRICTIONS, ETC. THAT APPEAR OF RECORD OR UNRECORDED AND NOT SHOWN ON SURVEY.
3. A SEPARATE METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

SURVEYOR CERTIFICATION

THIS SURVEY WAS MADE ON THE GROUND ON OCTOBER 14 & 21, 2019
UNDER MY SUPERVISION AND REPRESENTS THOSE FACTS FOUND AT
THE TIME OF SURVEY.

FOR FSC, INC.
BY: MATTHEW W. LOESSIN, RPLS
TEXAS REGISTRATION NO. 5953



**SURVEY PLAT OF 71.83 ACRES
SAN FELIPE DE AUSTIN TOWN TRACT, A-5
AUSTIN COUNTY, TEXAS**

DATE: 10/24/2019
DRAWN BY: KAC
CHECKED BY: MWL
FIELD CREW: TTH/JRG
PROJECT NO: 2019103369
COUNTY: AUSTIN
SCALE: 1" = 250'
SHEET: 1 OF 1



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