

0.726 ACRE ACCESS EASEMENT
IN THE
STEPHEN F. AUSTIN LEAGUE, A=4
AUSTIN COUNTY, TEXAS

SCALE: 1" = 250'

Mary Duebbe
Called 44.000 Acres
Vol. 759, Pg. 48, O.R.A.C.T.

Kenneth James Macat
Called 62,998 Acres
Vol. 544, Pg. 545, O.R.A.C.T.

Ladislav Chaloupka
Called 0.93 Acre
25' Access Easement
Vol. 238, Pg. 431, D.R.A.C.T.

James R. Hickox, et ux
Called 31.001 Acres
Vol. 703, Pg. 579, O.R.A.C.T.

Called 51.5 Acres
Vol. 152, Pg. 185,
D.R.A.C.T.

0.726 ACRE EASEMENT
COURSE AND DISTANCE TABLE

NO.	FOUND		CALLED	
	BEARING	DIST.	BEARING	DIST.
②	N 69° 15' 44" W	304.44'	N 70° 30' 00" W	N/A
③	N 69° 15' 44" W	29.51'	N/A	N/A
④	N 11° 20' 42" W	275.64'	N/A	N/A
⑤	N 02° 22' 15" E	391.71'	N/A	N/A
⑥	N 20° 07' 06" W	249.01'	N/A	N/A
⑦	N 33° 28' 41" W	320.58'	N/A	N/A
⑧	N 16° 41' 15" E	27.19'	N 15° 12' 07" E	N/A
⑨	S 69° 55' 29" E	24.79'	S 91° 28' 00" E	25.1'
⑩	S 16° 41' 15" W	13.78'	N/A	N/A
⑪	S 33° 28' 41" E	312.18'	N/A	N/A
⑫	S 20° 07' 06" E	256.91'	N/A	N/A
⑬	S 02° 22' 15" W	393.67'	N/A	N/A
⑭	S 11° 20' 42" E	206.31'	N/A	N/A

P.O.B.
P.O.C. ESMT

H. E. Logan
Tract No. 3 - Called 35 Acres
Vol. 98, Pg. 255, D.R.A.C.T.

50' RIGHT-OF-WAY EASEMENT
TEXAS UTILITIES FUEL COMPANY
VOL. 369, PG. 25, DEACE.

Residue of
Called 58.2 Acres
Vol. 170, Pg. 463,
D.R.A.C.T.

Richard Milton
Called 58.2 Acres
Vol. 170, Pg. 463, D.R.A.C.T.

BEAR BRANCH
COURSE AND DISTANCE TABLE

NO.	FOUND		CALLED	
	BEARING	DIST.	BEARING	DIST.
①	N 58° 47' 25" W	106.07'	N 58° 47' 25" W	106.07'
②	N 29° 47' 09" W	79.92'	N 29° 47' 09" W	79.92'
③	N 80° 33' 40" W	72.76'	N 80° 33' 40" W	72.76'
④	S 80° 40' 00" W	80.46'	S 80° 40' 00" W	80.46'
⑤	S 66° 34' 00" W	105.35'	S 66° 34' 00" W	105.35'
⑥	N 20° 48' 40" W	69.41'	N 20° 48' 40" W	69.41'
⑦	N 08° 16' 20" W	121.22'	N 08° 16' 20" W	121.22'
⑧	S 82° 27' 00" W	62.00'	S 82° 27' 00" W	62.00'
⑨	N 01° 03' 20" E	69.00'	N 01° 03' 20" E	69.00'
⑩	N 43° 13' 20" W	64.50'	N 43° 13' 20" W	64.50'
⑪	S 65° 53' 40" W	67.11'	S 65° 53' 40" W	67.60'

NOTES:

- 1) THE SURVEY WAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 2) THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
- 3) PASSES MEANDER BOUNDARY.
- 4) SUBJECT TO AN EASEMENT GRANTED TO COMVEST ENERGY CORPORATION AS DESCRIBED BY DEED RECORDED IN VOL. 422, PG. 456, OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS.
- 5) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION FOR AUSTIN COUNTY, TEXAS, A PORTION OF THE SURVEY SUBJECT DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA AND IS IN ZONES A AND X AS GRAPHICALLY DETERMINED BY FLOOD HAZARD BOUNDARY MAP AD0105105.C, EFFECTIVE JANUARY 17, 1990.

Wm. H. Logan, Trustee
Called 31.2336 Acres
Vol. 381, Pg. 556, D.R.A.C.T.

H. E. Logan
Fract No. 5 - Called 72
Vol. 98, Pg. 255
D.R.A.C.T.

PREPARED BY
A-SURVEY
INCORPORATED
19 NORTH MILLER
BELLVILLE, TEXAS 77410
TELEPHONE NO. (800) 4-A-SURVEY
PROJECT NO: 97233A

I HEREBY CERTIFY THAT THIS SURVEY PLAT REPRESENTS THE RESULTS OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT NO VISIBLE ENCROACHMENTS WERE FOUND EXCEPT AS SHOWN HEREON.

PRELIMINARY

RONALD K. BRYANT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4361

TITLE CO: AUSTIN COUNTY TITLE COMPANY	CF NO: 170414
PURCHASER: J. MICHAEL GOLD AN BARBARA L GOLD	
ADDRESS: STATE HIGHWAY NO. 159, AUSTIN COUNTY, TEXAS	

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