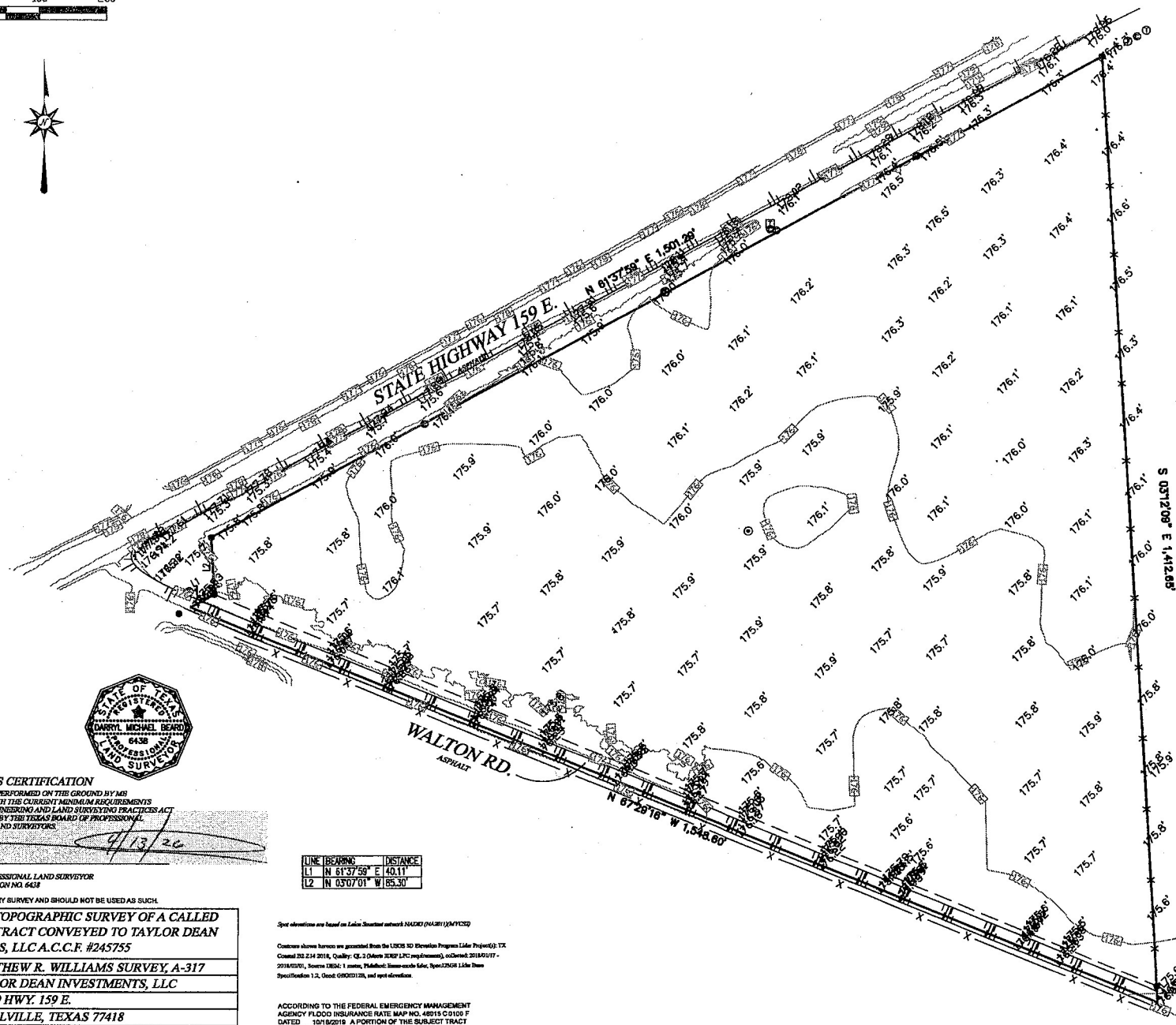




These standard symbols will be found in the drawing.

- (C) CABLE MARKER
 (T) TELEPHONE PEDESTAL (TPED)
 (T) TRAFFIC SIGN
 (T) TELEPHONE MANHOLE (ATT)
 (C) STEEL POST W/CONCRETE
- X — BARBED WIRE FENCE
 — 1 1 — ASPHALT PAVEMENT



THIS SURVEY WAS PERFORMED ON THE GROUND BY ME
AND COMPLIES WITH THE CURRENT MINIMUM REQUIREMENTS
OF THE TEXAS ENGINEERING AND LAND SURVEYING PRACTICES ACT
AS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL
ENGINEERS AND LAND SURVEYORS.

DARRYL M. BEARD
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6438

THIS IS NOT A BOUNDARY SURVEY AND SHOULD NOT BE USED AS SUCH.

DESCRIPTION: TOPOGRAPHIC SURVEY OF A CALLED
23.918 ACRE TRACT CONVEYED TO TAYLOR DEAN
INVESTMENTS, LLCA.C.C.F. #245755

SURVEY: MATTHEW R. WILLIAMS SURVEY, A-317

OWNER: TAYLOR DEAN INVESTMENTS, LLC

ADDRESS: 8719 HWY. 159 E.

BELLVILLE, TEXAS 77418

TITLE COMPANY: N/A

GF NUMBER: N/A	COUNTY:	STATE:
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LENDER: N/A	AUSTIN	TEXAS
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DATE: 03/25/2026	DRAWN BY: DB	CHECKED BY: DME
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SCALE: 1" = 100'

JOB NO.: 2026-28

LINE	BEARING	DISTANCE
L1	N 61°37'59" E	40.11'
L2	N 03°07'01" W	85.30'

Spot observations are based on Leica Spotport network NAD83 (NA2011) MYCSZ.

Contours shown hereon are generated from the USGS 3D Elevation Program (Lidar Project(s): TX Coastal 22.214 2018, Quality: C, 2 (Meets NAD83/LPC requirements), collected: 2018/01/17 - 2018/02/01, Source USGS: 1 meter, Published: Elevation-Source: SRTM, Speed/USGS Lidar Data Specifications 1.2, Good: G800D128, and spot elevations.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48015 C 0100 F DATED 10/18/2019 A PORTION OF THE SUBJECT TRACT LIES IN FLOOD ZONE "X". ZONE X IS DEFINED AS AREAS OUTSIDE OF THE ANNUAL CHANCE FLOOD HAZARD AREA.

NOTICE: THE ABOVE STATEMENT IS BASED ON SCALING
THE LOCATION OF SAID SURVEY ON THE ABOVE
DETERMINE FLOOD INSURANCE RATES ONLY, AND IS NOT
INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

D.M. BEARD SERVICES, L.L.C.
PROFESSIONAL LAND SURVEYING

5701 4TH STREET #883, KATY TX. 77492-0883. TEL. 832-913-9866
T.R.P.L.S. FIRM NO. 101W163

GENERAL NOTES:

1. SURVEY HAS NOT ABSTRACTED SUBJECT PROPERTY.
2. SURVEY IS BASED ON TITLE COMMITMENT LISTED BELOW.
3. ALL BUILDING LINES AND EASEMENTS ARE PER RECORDED PLAT UNLESS OTHERWISE SHOWN.
4. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TO BE USED FOR ANY ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. BEARINGS BASED ON TEXAS PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE, DERIVED FROM GPS OBSERVATIONS.
6. THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. ALL ENCUMBRANCES MAY NOT BE SHOWN. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.

⊙ = SET 5/8" IRON ROD WITH
CAP STAMPED "DMBEARD SVCS"
RPLS 6438"

● = FOUND MONUMENT
(CM) = CONTROLLING MONUMENT
P.R.A.C. = PLAT RECORDS OF AUSTIN COUNTY
A.C.D.R. = AUSTIN COUNTY DEED RECORDS
O.P.R.A.C. = OFFICIAL PUBLIC RECORDS OF
AUSTIN COUNTY