

BOUNDARY AND IMPROVEMENT SURVEY PLAT OF 3.000 ACRES IN THE LOUIS VON ROEDER SURVEY, A-309 AUSTIN COUNTY, TEXAS

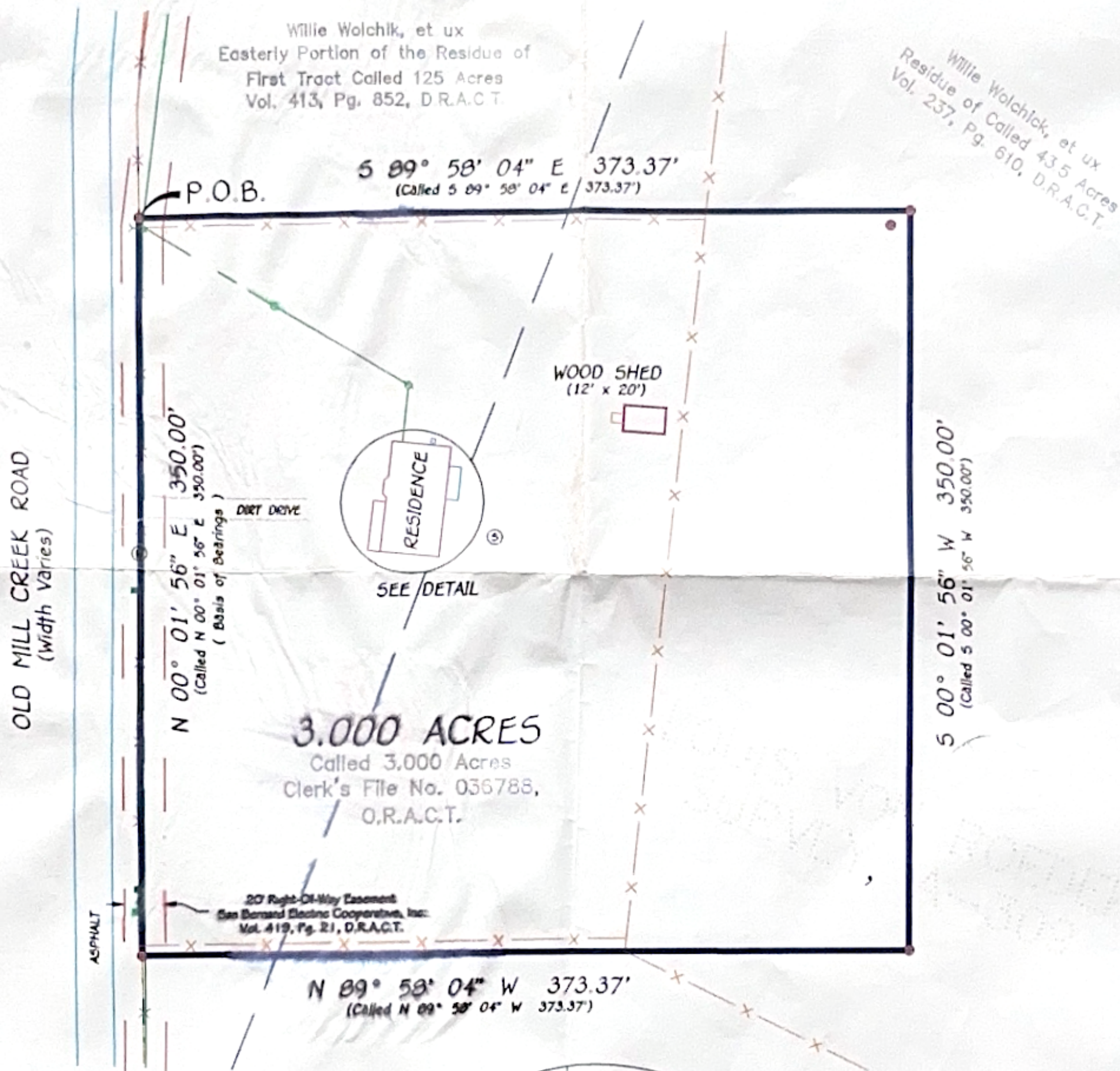


SCALE: 1" = 50'

50 0 50 Feet

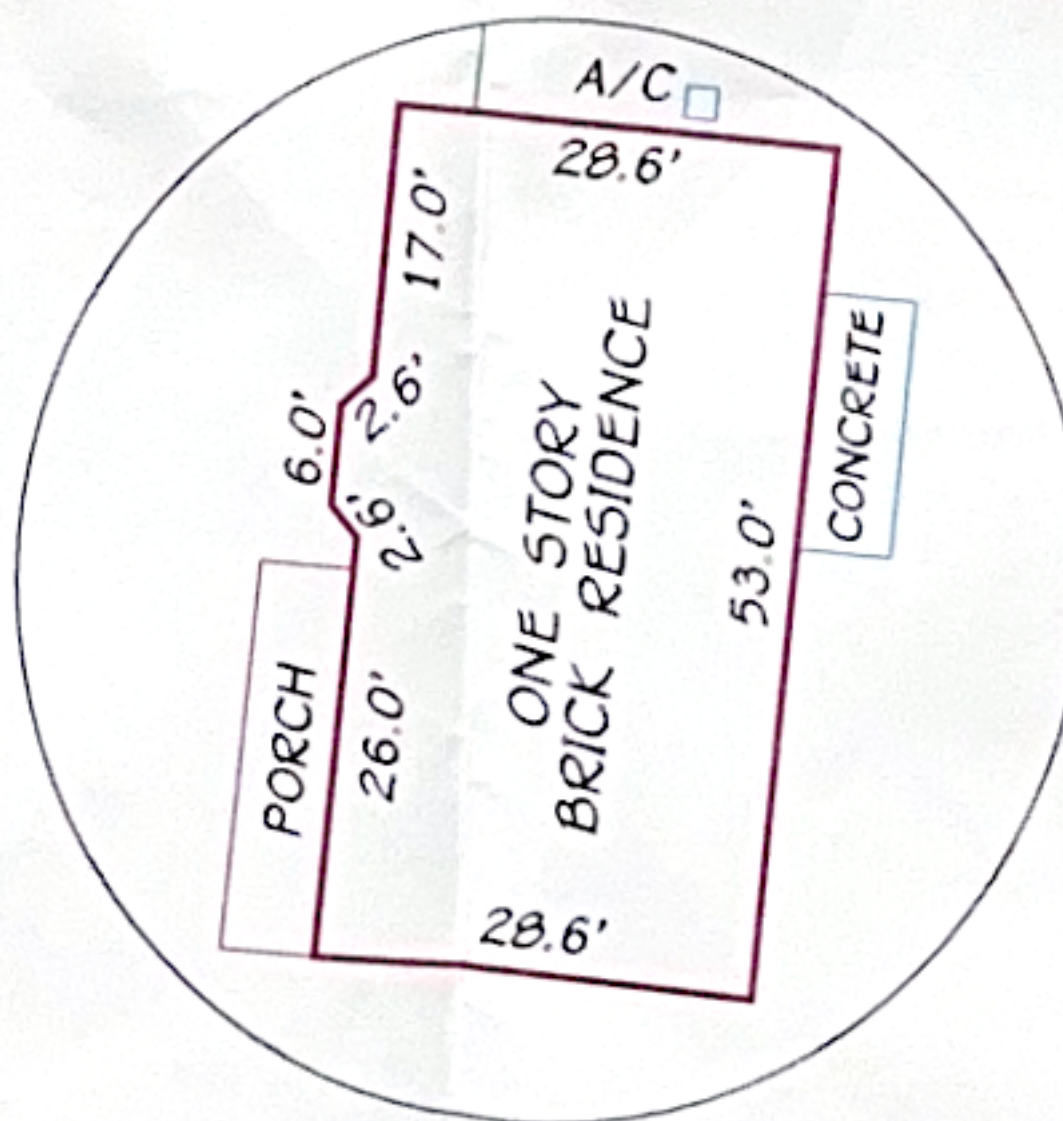
LEGEND

- 1/2" IRON ROD FOUND
- EASEMENT LINE
- TELEPHONE PEDESTAL
- OVERHEAD POWER LINES
- ⌵ POWER POLE
- GUY WIRE
- BARBED WIRE FENCE
- ⊙ WATER METER
- ⊙ SEPTIC TANK



NOTES:

- 1) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 2) THIS SURVEY IS BASED ON A TITLE REPORT ISSUED BY BELLVILLE ABSTRACT COMPANY - SEALY UNDER G.F.# 32348 DATED FEBRUARY 26, 2004.
- 3) THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND MUST BEAR THE ORIGINAL SEAL AND SIGNATURE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR TO BE VALID.
- 4) FENCES MEASURED BOUNDARY.
- 5) SUBJECT TO ANY AND ALL COVENANTS, RESTRICTIONS, EASEMENTS, CONDITIONS AND ORDINANCES WHICH MAY BE APPLICABLE.
- 6) SUBJECT TO RIGHT-OF-WAY EASEMENTS TO AUSTIN COUNTY WATER SUPPLY CORP. AS RECORDED IN VOL. 714, PG. 318 AND VOL. 714, PG. 449 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS.
- 7) SUBJECT TO A RIGHT-OF-WAY EASEMENT TO SEMINOLE PIPELINE COMPANY AS RECORDED IN VOL. 435, PG. 509 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS.
- 8) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION FOR AUSTIN COUNTY, TEXAS, THE SUBJECT TRACT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AND IS IN ZONE C AS GRAPHICALLY DETERMINED BY FLOOD HAZARD BOUNDARY MAP NO. 4801SC0175 C, EFFECTIVE DATE: JANUARY 17, 1990.



DETAIL
SCALE: 1" = 15'

PREPARED BY
A-SURVEY
INCORPORATED

19 NORTH MILLER
BELLVILLE, TEXAS 77418
TELEPHONE NO. (979) 865-8111
PROJECT NO.: 04157A

I HEREBY STATE 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.

3-24-04
RONALD K. BRYANT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4361



TITLE CO.: BELLVILLE ABSTRACT COMPANY - SEALY	GF NO.: 32348
MORTGAGE CO.: STERLING BANK	
PURCHASERS: AL G. KLUNA, AND WIFE HELEN KLUNA	
ADDRESS: OLD MILL CREEK ROAD, AUSTIN COUNTY, TEXAS	