

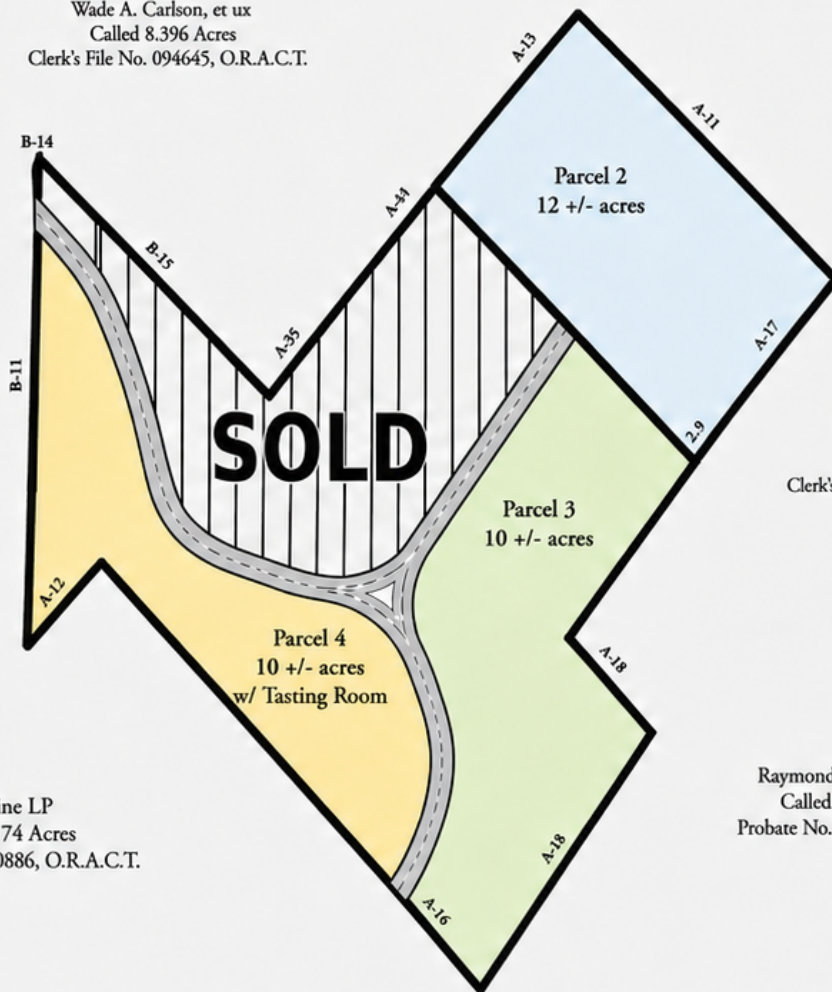


BOUNDARY SURVEY PLAT
OF
44.026 ACRES
IN THE
JAMES TYLEE SURVEY, A-304
AUSTIN COUNTY, TEXAS

Wade A. Carlson, et ux
Called 8.396 Acres
Clerk's File No. 094645, O.R.A.C.T.

BERNARD ROAD
(60' R.O.W.)

The Vine LP
Called 22.174 Acres
Clerk's File No. 160886, O.R.A.C.T.



John M. Wallace
Called 20.516 Acres
Clerk's File No. 170990, O.R.A.C.T.

Raymond Louis Foerster
Called 42.82 Acres
Probate No. 8062, P.R.A.C.T.

COMBINED BOUNDARY EXHIBIT

44.026 ACRES

James Tylee Survey, A-304
Austin County, Texas

SOURCE TRACTS

A - 19.168 Acres (Project 18181A)
B - 24.858 Acres (Project 18159A)

FUSION METHOD

The two plats were joined on the matching
901.28-foot boundary - A-10 / B-11.
Bearings are reciprocal and distances match.

COMBINED EXTERIOR COURSES

B-11	S 44°00'32" W 258.87'
B-12	N 02°46'57" E 198.96'
B-13	N 49°14'00" W 49.31'
B-14	N 89°22'21" E 28.46'
B-15	S 47°13'32" E 58.31'
B-16	N 41°57'44" E 210.73'
A-16	N 02°21'51" E 337.79'
A-17	N 41°23'51" E 341.03'
A-18	S 46°53'56" E 318.16'
A-19	S 42°26'47" W 367.72'
B-19	S 47°16'23" E 318.16'
B-10	S 42°41'09" W 603.65'
B-10	N 51°06'00" W 322.09'
B-11	N 47°07'21" W 977.61'