

# SHORT LINE TABLE

LINE	BEARING	DISTANCE
L1	S 63°26'28" E	28.14'
L2	S 37°27'07" W	73.99'
L3	S 31°48'21" W	53.34'
L4	S 50°32'39" W	75.72'
L5	S 30°34'23" E	88.43'
L6	S 06°49'50" E	104.94'
L7	N 77°03'35" W	91.89'
L8	S 45°33'42" W	83.98'
L9	N 63°41'02" W	30.51'
L10	S 45°08'50" W	124.04'
L11	S 40°39'23" E	54.37'
L12	S 54°00'35" W	93.95'
L13	S 28°46'54" W	100.22'
L14	S 59°43'47" E	23.23'
L15	N 71°59'40" E	89.84'
L16	S 34°54'16" W	51.80'
L17	S 58°01'49" W	76.69'
L18	S 27°45'14" W	50.79'
L19	S 27°23'46" E	119.66'
L20	S 08°20'11" E	73.70'
L21	S 24°08'15" W	89.79'
L22	S 70°33'17" W	75.43'
L23	N 43°08'51" W	96.46'
L24	N 89°07'53" E	32.43'
L25	N 48°58'01" W	41.91'
L26	S 57°58'42" W	81.31'
L27	S 03°55'22" W	76.73'
L28	S 36°16'26" W	112.05'
L29	S 15°27'24" E	77.92'
L30	S 48°20'03" W	141.48'
L31	S 13°54'54" E	142.65'
L32	S 40°45'27" W	43.16'
L33	S 74°02'31" W	43.67'
L34	N 62°28'08" W	21.78'
L35	S 76°00'58" W	12.56'
L36	S 15°08'25" W	60.89'
L37	S 79°15'20" W	82.40'
L38	S 54°57'10" W	106.10'
L39	N 34°05'22" W	87.08'
L40	S 79°11'05" W	37.69'
L41	S 58°14'09" W	41.73'
L42	S 14°28'39" E	87.04'

VRHONA WISNOSKI  
CALLED 45.572 ACRES  
VOLUME 644, PAGE 576  
O.R.A.C.T.

ROYCE WATTS  
CALLED 77.840 ACRES  
VOLUME 631, PAGE 407  
O.R.A.C.T.

MORRIS FRALEY  
CALLED 50.0 ACRES  
FILE NUMBER 014259  
O.R.A.C.T.

## SURVEY NOTES

1. ALL BEARINGS ARE BASED ON THE LAMBERT GRID, TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH CENTRAL ZONE.
2. THE CONVERGENCE ANGLE FROM GRID NORTH IS 1°17'34".
3. THIS PROPERTY IS SHOWN TO BE INSIDE (ZONE X) OF THE FLOOD HAZARD BOUNDARY AREA AS SHOWN ON FEMA FIRM MAP NO. 4801SC0050 C, EFFECTIVE DATE: JANUARY 17, 1990.
4. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A CURRENT TITLE COMMITMENT ISSUED BY WASHINGTON COUNTY ABSTRACT, C.F. NO. 36461.
5. FIELD NOTES TO ACCOMPANY THIS PLAT.

## SURVEY PLAT

OF A SURVEY OF 61.95 ACRES OUT OF THE JAMES COOPER SURVEY, ABSTRACT NO. 27, AND THE J.P. STEVENS SURVEY, ABSTRACT NO. 282, AUSTIN COUNTY, TEXAS, SAID 61.95 ACRE TRACT BEING THAT SAME PROPERTY DESCRIBED AS 81.923 ACRES IN A DEED DATED APRIL 25, 1980 FROM HENRY W. BUERGER, ET UX TO AXEL BACHREN, ET UX, RECORDED IN VOLUME 428, PAGE 329, AUSTIN COUNTY DEED RECORDS.

THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION AND REPRESENTS THOSE FACTS FOUND ON THE GROUND AT THE TIME OF SURVEY. THIS SURVEY CONFORMS TO THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY A, CONDITION IV SURVEY.

FOR FRANK SURVEYING CO., INC.  
BY: LEONARD W. FRANK, RPLS  
TEXAS REGISTRATION NO. 1689

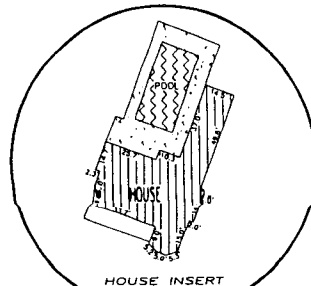


## EASEMENT NOTES

AS PER SCHEDULE B OF WASHINGTON COUNTY ABSTRACT TITLE COMMITMENT G.F. NO. 36461, THE FOLLOWING:

ITEM 10-H: EASEMENT TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 114, PAGE 44, AUSTIN COUNTY DEED RECORDS. (THE EASEMENT AS DESCRIBED IS FOR AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE. AT TIME OF SURVEY THERE WAS NO VISIBLE SIGN OF TRANSMISSION LINE ACROSS PROPERTY, EXCEPT FOR THE OVERHEAD POWERLINE AS SHOWN ON PLAT)

SCALE: 1" = 200 FEET



FEBRUARY 7, 2007

## LEGEND

- 3/8" IRON ROD SET W/CAP
- 1/2" IRON ROD FOUND
- 3/8" IRON ROD FOUND
- FENCE CORNER
- POINT IN CENTERLINE
- WATER WELL
- PROPANE TANK
- ELECTRIC METER
- FENCE (WIRE TYPE)
- POWERLINE (OVERHEAD)
- ( ) RECORD DEED CALL

SURVEY PLAT OF 61.95 ACRES  
JAMES COOPER SURVEY, A-27  
J.P. STEVENS SURVEY, A-292  
AUSTIN COUNTY, TEXAS

2205 WALNUT STREET  
COLUMBUS, TX 78934  
979.732.3114

FRANK SURVEYING  
COMPANY

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SCALE: 1" = 200'

FIELD CREW: PEP/WL

DRAWN BY: KYLE KANA

PROJECT NO: 07-035

CHECKED BY: MWL

REV:

SHEET 1 OF 1

COMPUTATION: MWL