

AUSTIN COUNTY , TEXAS

WILLIAM BURNETT SURVEY

ABSTRACT NO. 20



Curve	Delta Angle	Radius	Arc	Chord	Chord Bearing
1	13°20'52"	1999.04	465.70	464.65	S 40°35'34"E
2	16°31'06"	1113.46	321.01	319.90	S 25°39'35"E

Scale 1" = 300'
February 22, 2000

Joyce Mae Bridges
(30 Acres)
Volume 532, Page 434

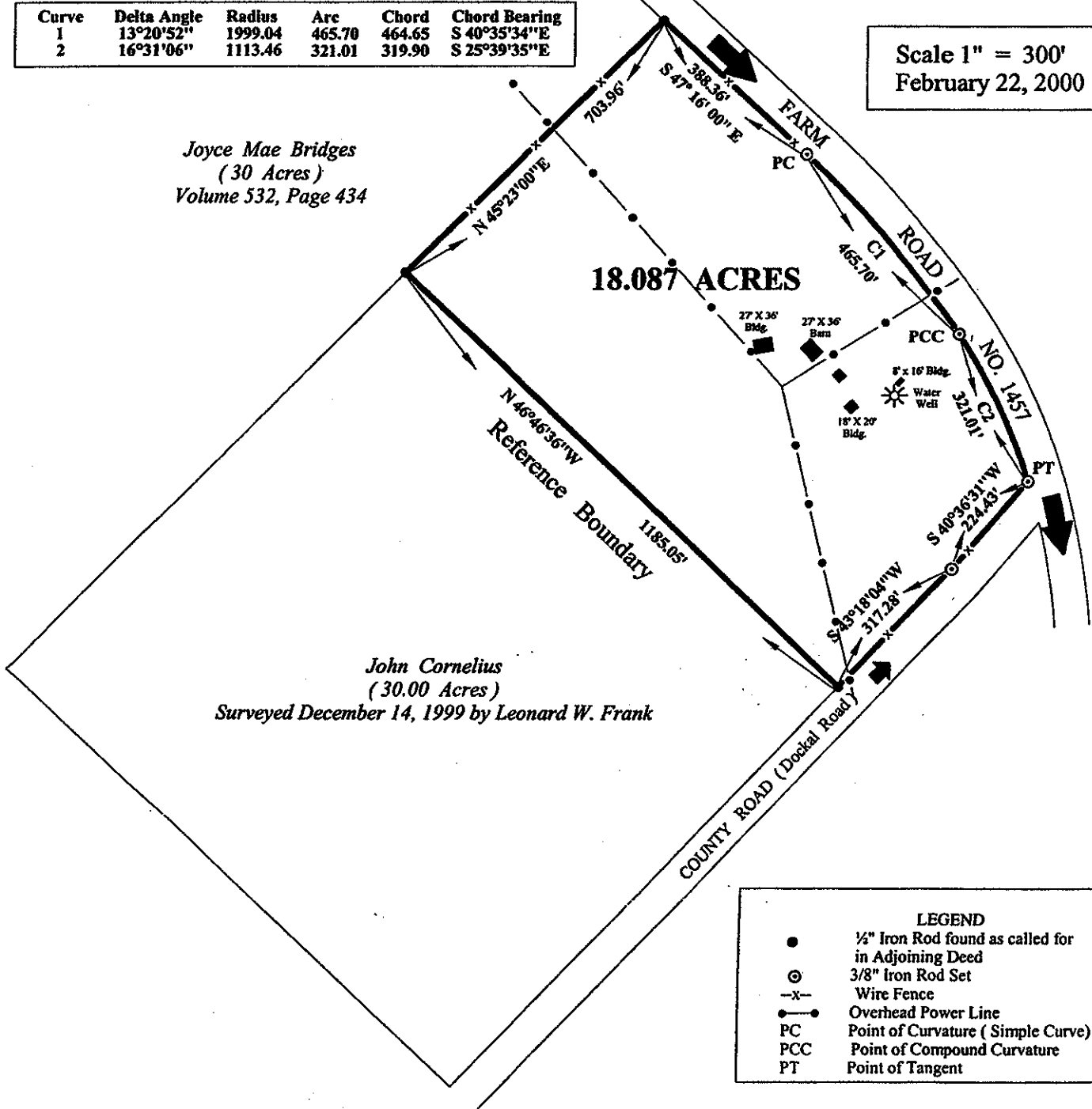
18.087 ACRES

N 46°46'36"W
Reference Boundary
1185.05'

John Cornelius
(30.00 Acres)
Surveyed December 14, 1999 by Leonard W. Frank

COUNTY ROAD (Dockal Road)

LEGEND	
●	1/2" Iron Rod found as called for in Adjoining Deed
⊙	3/8" Iron Rod Set
-x-	Wire Fence
—●—	Overhead Power Line
PC	Point of Curvature (Simple Curve)
PCC	Point of Compound Curvature
PT	Point of Tangent

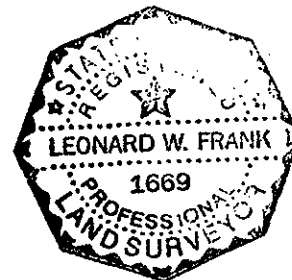


NOTES

- (1) All bearings are based on the above referenced boundary line as surveyed December 14, 1999 for the adjoining 30 acre tract.
- (2) This property is shown to be outside the flood hazard areas as determined by FEMA on Firm No. 48015C0100 C, effective date January 17, 1990.
- (3) Field Notes to accompany this plat.

Survey Plat of a 18.087 acre tract of land out of the William Burnett Survey, Abstract No. 20, situated in Austin County, Texas, being a part of that property described as 50 acres in a deed dated April 28, 1976 from Magdalena Rebel to Katharina Rebel Schulze, recorded in Volume 378, Page 212, Austin County Deed Records.

I, Leonard W. Frank, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was this day made on the ground, under my supervision, of the property described hereon, is correct and there are no encroachments apparent on the ground, and that all improvements, if any, be wholly within the property lines, except as shown or noted hereon. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition IV Survey.



Surveyor's Address: 102 Becica Street
Columbus, Texas 78934
Phone: (409) 732-3114


Leonard W. Frank, Registration No. 1669

STATE OF TEXAS

COUNTY OF AUSTIN

FIELD NOTES of a survey of a 18.087 acre tract of land. Being that tract lying and situated in Austin County, Texas, out of the William Burnett Survey, Abstract No. 20. Said 18.087 acres of land being a part of that property described as 50 acres in a deed dated April 28, 1976 from Magdalena Rebel to Katharina Rebel Schulze, recorded in Volume 378, Page 212, Austin County Deed Records to which reference is made for all purposes and the said 18.087 acre tract being described by metes and bounds as follows, TO-WIT:

BEGINNING at a ½ inch iron rod found (called for in adjoining deed) in Southwest line of Farm Road No. 1457 for North corner of said 18.087 acre tract, said corner being East corner of a 30 acre tract conveyed to Joyce Mae Bridges, Volume 532, Page 434, Deed Records of Austin County;

THENCE S 47° 16' E a distance of 388.36 feet with Southwest line of said Farm Road to a 3/8 inch iron rod set for corner, said corner being the beginning of a curve;

THENCE following inside line of said curve (the Southwest line of said road), with a radius of 1999.04 feet, a distance of 465.70 feet, a chord of S 40° 35' 34" E 464.65 feet to a 3/8 inch iron rod set for the PCC of another curve;

THENCE following inside line of said curve (the Southwest line of said Road), with a radius of 1113.46 feet, a distance of 321.01 feet, a chord of S 25° 39' 35" E 319.90 feet to the PT, a 3/8 inch iron rod set for East corner of said 18.087 acre tract;

THENCE following Northwest line of a County Road (Dockal Road) along the following courses and distances: S 40° 36' 31" W 224.43 feet to a 3/8 inch iron rod set, S 43° 18' 04" W 317.28 feet to a ½ inch iron rod found, set by Leonard W. Frank on December 14, 1999 for East corner of a 30.000 acre tract conveyed to John Cornelius;

THENCE N 46° 46' 36" W a distance of 1185.05 feet with Northeast line of said 30.00 acre tract to a ½ inch iron rod found (set by Leonard W. Frank on December 14, 1999) in Southeast line of said Bridges Tract;

THENCE N 45° 23' E a distance of 703.96 feet with Southeast line of said Bridges tract to place of beginning, containing 18.087 acres of land as surveyed by Leonard W. Frank, County Surveyor of Colorado County, Texas, and Registered Professional Land Surveyor, Registration No. 1669.

IN WITNESS THEREOF, my hand and seal, this the 22nd day of February 2000.




Leonard W. Frank
County Surveyor of Colorado County, Texas
Registered Professional Land Surveyor
Registration No. 1669