

HUGO C. HARTMANN, ET UX
TO
DIANE FRIEDA HARTMANN
JULY 8, 1993
CALLED 49.970 ACRES
VOLUME 685, PAGE 88
O.R.A.C.T.

P.O.B. TRACT ONE
Texas South Central Zone
NAD 83/2011
State Plane Grid Coords
NXY: 13,867,255.18 USft
EX): 2,825,278.26 USft

L6	S 19°15'56" W	768.11'
L7	N 70°19'45" W	155.79'
L8	S 22°41'59" W	446.68'
L9	N 70°19'45" W	20.03'
L10	S 22°41'59" W	460.86'

TRACT ONE LINE TABLE

LINE	BEARING	DISTANCE
L1	N 22.4159° E	460.86'
L2	S 70.1945° E	20.03'
L3	N 22.4159° E	446.68'
L4	S 70.1945° E	155.79'
L5	N 19.1556° E	768.11'

TRACT TWO LINE TABLE

V. W. SWEARINGEN SURVEY
A-298

SURVEY NOTES

1. THE SURVEYOR DID NOT ABSTRACT THE PROPERTY AND THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR REPORT.

2. PROPERTY IS SUBJECT TO THOSE EASEMENTS, RESTRICTIONS, ETC., THAT APPEAR OF RECORD OR UNRECORDED AND NOT SHOWN ON SURVEY.

3. A SEPARATE METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

SURVEYOR CERTIFICATION

THIS SURVEY WAS MADE ON THE GROUND ON NOVEMBER 20-21 & 24, 2014 UNDER MY SUPERVISION AND REPRESENTS THOSE FACTS FOUND AT THE TIME ON SURVEY.

FOR FRANK SURVEYING CO., INC.
BY: MATTHEW W. LOESSIN, RPLS
TEXAS REGISTRATION NO. 5953



ESTHER B. BARREMORE
TO
LLOYD M. KLAUS, ET UX
MAY 4, 1972
CALLED 114.899 ACRES
VOLUME 341, PAGE 205
DRAFT

State Plane Grid Coords
N(7): 13,865,019.26 USft
E(X): 2,826,240.76 USft

BARBARA BOEK, INDEPENDENT EXECUTOR
OF THE ESTATE OF H.C. BOEK
TO
ROGER KING
JANUARY 7, 2003
CALLED 49.936 ACRES
CLERK FILE NO. 040110
O.R.A.C.T.

TO
SCOTT M. TOLKE
DECEMBER 10, 2010
CALLED 0.771 ACRE
CLERK FILE NO. 104820
O.R.A.C.T.
BARREMORE ROAD

TRACT TWO
24.48 ACRES
RAY WILLRODT, ET AL
TO
BILL TOELKE, ET UX
AUGUST 18, 1998
PART OF CALLED 100.711 ACRES
CLERK FILE NO. 985270
O.R.A.C.T.

V. W. SWearingen Survey
A-297

SURVEY PLAT OF A 70.32 ACRE TRACT AND A 24.48 ACRE TRACT V. W. SWEARINGEN SURVEY, A-298 AUSTIN COUNTY, TEXAS

DATE: 12/04/2014
DRAWN BY: KAC
CHECKED BY: MWL
FIELD CREW: AJM/SSG
PROJECT NO: 2014111273
COUNTY: AUSTIN
SCALE: 1" = 300'
SHEET: 1 OF 1

FRANK
SURVEYING COMPANY, INC.
2205 Walnut Street - Columbus, TN 38903
Ph: 979/752,3114 - Fax: 979/752,5771
www.franksurveying.com
LAND SURVEYING/ENGINEERING SERVICES

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WITHOUT RED LICENSE SEAL AND BLUE SIGNATURE OF SURVEYOR

HORIZONTAL DATUM: NAD83/2011 (EPOCH: 2010)
VERTICAL DATUM: NAVD 88
COMBINED SCALE FACTOR: 0.99989328
BEARING BASIS: TX, LAMBERT GRID SOUTH CENTRAL ZONE
DISTANCES SHOWN ARE SURFACE VALUES

LEGEND	
5/8" IRON ROD SET W/ Z' ALUM. CAP	⊗
1/2" IRON ROD FOUND	⊙
5/8" IRON ROD FOUND	⊗
POINT IN CENTERLINE OF ROAD	⊙
WATER WELL	⊙
ELECTRIC METER	⊙
WIRE	—
CUMMINDER	—
PIPELINE MARKER	—
HOG WIRE FENCE	—
WIRE FENCE	—
EXISTING PIPELINE	—
OVERHEAD ELECTRIC LINE	—
RECORD INFORMATION	()



AUSTIN COUNTY, TEXAS
V.W. SWEARINGEN SURVEY, ABSTRACT NO. 298

TRACT ONE

DESCRIPTION OF A 70.32 ACRE TRACT OF LAND OUT OF THE V.W. SWEARINGEN SURVEY, ABSTRACT NO. 298, AUSTIN COUNTY, TEXAS AND BEING THE RESIDUE OF AN ORIGINALLY CALLED 100.711 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED AUGUST 18, 1998 FROM RAY WILLRODT, ET AL TO BILL TOELKE, ET UX, RECORDED IN CLERK FILE NO. 985270, OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 70.32 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found (Grid Coordinates: N 13,867,255.18 USft E 2,825,278.26 USft) in the Southwest line of F.M. Highway No. 1094 for the Northerly corner of said originally called 100.711 acre tract, the common Northerly corner of the herein described tract and being the common Easterly corner of a called 49.970 acre tract of land described in a deed dated July 8, 1993 from Hugo C. Hartmann, et ux to Diane Frieda Hartmann, recorded in Volume 685, Page 88, Austin County Official Records;

THENCE South 66° 56' 31" East (called South 65° 09' 35" East) with the Southwest line of F.M. Highway No. 1094, being the common Northeast line of said residue of 100.711 acre tract a distance of 1883.53 feet to 5/8 inch iron rod set w/cap for the Easterly corner of herein described tract, being the common Northerly corner of a 24.48 acre tract of land surveyed also this day out of said originally called 100.711 acre tract;

THENCE across said residue of 100.711 acre tract, being the common Southeast line of herein described tract, being also the common Northwest line of said 24.48 acre tract the following:

- South 19° 15' 56" West a distance of 768.11 feet to a 5/8 inch iron rod set w/cap for corner;
- North 70° 19' 45" West a distance of 155.79 feet to a 5/8 inch iron rod set w/cap for corner;
- South 22° 41' 59" West a distance of 446.68 feet to a 5/8 inch iron rod set w/cap for corner;
- North 70° 19' 45" West a distance of 20.03 feet to a 5/8 inch iron rod set w/cap for corner;
- South 22° 41' 59" West a distance of 460.86 feet to a 5/8 inch iron rod set w/cap in the Northeast line of a called 49.936 acre tract of land described in a deed dated January 7, 2003 from Barbara Boek, Independent Executrix of the Estate of H.C. Boek to Roger King, recorded in Clerk File No. 040110, Austin County Official Records, being the common Southwest line of said residue of 100.711 acre tract for the Southerly corner of herein described tract, being the common Westerly corner of said 24.48 acre tract of land;

THENCE North 70° 21' 18" West (called North 68° 35' 00" West) with the Northeast line of said 49.936 acre tract, the Northeast line of a called 114.899 acre tract of land described in a deed dated May 4, 1972 from Esther B. Barremore to Lloyd M. Klaus, et ux, recorded in Volume 341, Page 205, Austin County Deed Records, being the common Southwest line of said residue of 100.711 acre tract a distance of 1633.77 feet to a 5/8 inch iron rod found for the Westerly corner of said residue of 100.711 acre tract, being the common Southerly corner of said 49.970 acre tract of land;

THENCE North 18° 46' 07" East (called North 20° 33' 44" East) with the Southeast line of said 49.970 acre tract, being the common Northwest line of said residue of 100.711 acre tract a distance of 1786.61 feet (called 1786.85') to the **POINT OF BEGINNING**, containing 70.32 acres of land, more or less.

- Bearing Basis: Texas Lambert Grid, Texas South Central Zone, NAD 83/2011 (EPOCH: 2010)
- All distances are surface values, to obtain grid values multiply surface distances by a Combined Scale Factor of 0.99989328
- Any reference to a 5/8" iron rod set w/cap is a 5/8" iron rebar 24" inches long and set with a 2" aluminum cap stamped "Frank Surveying Co - TX FIRM #1000100".

This metes and bound description and plat attached hereto represent an on-the-ground survey made under my supervision on November 20-21 & 24, 2014.

Matthew W. Loessin
Registered Professional Land Surveyor No. 5953
Project No. 2014111273
Word File: 2014111273_70.32_acre_m&b.docx
ACAD File: 2014111273.dwg

Date: 12/04/2014



A handwritten signature in black ink, appearing to read "Matthew W. Loessin", written over a horizontal line.