



SCALE: 1" = 5'

**BOUNDARY & IMPROVEMENT
SURVEY PLAT**
OF
0.1367 Acre - 5,955 Sq. Ft.
IN THE
TOWN OF SEALY
Volume X, Page 6, D.R.A.C.T.
SAN FELIPE DE AUSTIN TOWN TRACT, A-5
AUSTIN COUNTY, TEXAS

LEGEND

- | | |
|---------------------|--------------------|
| SET "X" IN CONCRETE | TELEPHONE PEDESTAL |
| POINT IN BUILDING | LIGHT POLE |
| 1/2" IRON ROD FOUND | POWER POLE |
| 1/2" IRON ROD FOUND | POWER LINE |
| WATER METER | CONCRETE |
| WOOD PRIVACY FENCE | ASPHALT |
| DEED CALL | BRICK PAVERS |

BLOCK 32

LOT 8

LOT 9

LOT 10

FOWLKES STREET
(80 Ft. Right of Way)

ASPHALT

ASPHALT

MAIN STREET (3RD Street)
(100 Ft. Right of Way)

Parcel Three
(3,000 Sq. Ft.)

Parcel One
(2,640 Sq. Ft.)

Parcel Two
(180 Sq. Ft.)

Parcel Four
(135 Sq. Ft.)

0.1367 Acre - 5,955 Sq. Ft.
Mark Miller, Trustee of the James B. Miller Trust
Parcel One, Parcel Two, Parcel Three, Parcel Four
Clerk's File No. 072531, O.R.A.C.T.

**COURSE & DISTANCE TABLE
FOUND CALLED**

LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	N 78°57'29" E	19.98'	N 78°57'29" E	20.00'
L2	N 11°00'00" W	30.00'	N 11°00'00" W	30.00'
L3	N 11°00'00" W	3.00'	N 11°00'00" W	3.00'
L4	N 11°00'00" W	17.00'	N 11°00'00" W	17.00'
L5	N 78°57'29" E	58.00'	N 78°57'29" E	58.00'
L6	N 78°57'29" E	2.00'	N 78°57'29" E	2.00'
L7	S 11°00'00" E	17.00'	S 11°00'00" E	17.00'
L8	N 78°57'29" E	80.00'	N 78°57'29" E	80.00'
L9	S 11°00'00" E	3.00'	S 11°00'00" E	3.00'
L10	S 11°00'00" E	30.00'	S 11°00'00" E	30.00'
L11	S 11°00'00" E	2.25'	S 11°00'00" E	2.25'
L12	S 78°57'29" W	80.00'	S 78°57'29" W	80.00'
L13	S 78°57'29" W	60.00'	S 78°57'29" W	60.00'
L14	N 11°00'00" W	2.25'	N 11°00'00" W	2.25'

A-SURVEY, INC.
"THE MASTERS OF MEASUREMENT"™

19 NORTH MILLER
BELLVILLE, TEXAS 77418
979-865-8111
1-800-4-A-SURVEY
ASURVEY@4ASURVEY.COM
4ASURVEY@GMAIL.COM
T.B.P.L.S. FIRM REG. LIC. No. 10076700
PROJECT NO.: 14111A

NOTES:

- 1) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 2) THIS SURVEY IS BASED ON A TITLE REPORT ISSUED BY BOOTS TITLE COMPANY UNDER G.F.* AU-14-014, ISSUED JANUARY 30, 2014.
- 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 MEANDER BOUNDARY.
- 5) SUBJECT TO ANY AND ALL COVENANTS, RESTRICTIONS, EASEMENTS, CONDITIONS AND ORDINANCES WHICH MAY BE APPLICABLE.
- 6) SUBJECT TO THOSE CERTAIN EASEMENTS, RIGHT OF WAYS AND OTHER MATTERS AFFECTING THE TOWN OF SEALY, AUSTIN COUNTY, TEXAS AS SHOWN ON MAP OR PLAT RECORDED IN VOL. X, PG. 6 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS.
- 7) SUBJECT TO THAT CERTAIN EASEMENT AS RECORDED IN VOL. 560, PG. 740, OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS.
- 8) FOR REFERENCE REFER TO METES & BOUNDS DESCRIPTION PREPARED BY A-SURVEY, INC. DATED FEBRUARY 2, 2014.
- 9) 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 X AS GRAPHICALLY DETERMINED BY FLOOD HAZARD BOUNDARY MAP NO. 48015C0320E, EFFECTIVE DATE: SEPTEMBER 3, 2010.

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 AND/OR NOTED HEREON.
**DIGITAL PDF COPY OF THE FINAL
BOUNDARY & IMPROVEMENT SURVEY
FOR EXHIBIT PURPOSES ONLY
NOT FOR RECORDATION PURPOSES**

RONALD K. BRYANT
REGISTERED PROFESSIONAL LAND SURVEYOR

TITLE CO.: BOTTS TITLE COMPANY GF No.: AU-14-014
MORTGAGE CO.: N. A.
PURCHASERS: Kenneth Bumbera and wife, Cheri Bumbera
ADDRESSES: 225 Main St. & 229 Fowlkes St., Town of Sealy, Austin County, Texas