

AUSTIN COUNTY TEXAS



AB. 2

MILES

F. M. HWY. 949

100.5596 AC.

ALLEN

SURVEY,

- Notes:
1. All visible easements and easements of record affecting this tract as reflected upon title report from Bellville Abstract Company GF No. 27763 dated October 16, 2000 are shown hereon.
 2. Bearings hereon are based upon the northwest line of the herein described 100.5596 acre tract being the southeast line of F. M. Highway 949 being North 50 degrees 18 minutes 31 seconds East.
 3. This tract lies within Zone "X" of the Flood Insurance Rate Map, Community No. 480704, Map No. 48015C0175 Suffix C dated January 17, 1990 for Austin County, Texas and Incorporated Areas. Zone "X" is defined as areas determined to be outside 500-year floodplain.
 4. This property is subject to right of way easement to San Bernard Electric Cooperative, Inc. recorded in Volume 280, Page 556, D.R.A.C.T. (Blanket)
 5. This property is subject to right of way easement to San Bernard Electric Cooperative, Inc. recorded in Volume 317, Page 272, D.R.A.C.T. (Blanket)
 6. This property is subject to right of way easement to Austin County Water Supply Corp. recorded in Volume 714, Page 463, O.R.A.C.T. (Blanket Access)
 7. This property is subject to right of way easement to San Bernard Electric Cooperative, Inc. recorded in Volume 608, Page 275, O.R.A.C.T. (Blanket Access)

SAN BERNARD ELEC. COOP., INC.
20' WIDE EASEMENT
Vol. 625, Pg. 192, O.R.A.C.T.

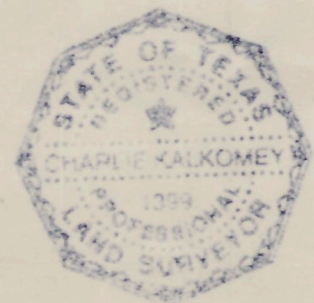
SURVEY

OF A 100.5596 ACRE TRACT OF LAND IN THE MILES N. ALLEN SURVEY, ABSTRACT 2, AUSTIN COUNTY, TEXAS, SAID 100.5596 ACRE TRACT BEING COMPRISED OF A 61.5817 ACRE TRACT, BEING THE RESIDUE OF THE JAMES K. SKIPTON JR. CALLED 124.6253 ACRE TRACT, RECORDED IN VOLUME 609, PAGE 203, OFFICIAL RECORDS, AUSTIN COUNTY, TEXAS AND A 38.9779 ACRE TRACT, BEING OF RECORD IN VOLUME 626, PAGE 856, DEED RECORDS, AUSTIN COUNTY, TEXAS WHICH CONSISTS OF A CALLED 18.3343 ACRE TRACT, RECORDED IN VOLUME 554, PAGE 346, DEED RECORDS, AUSTIN COUNTY, TEXAS AND A CALLED 17.851 ACRE TRACT, RECORDED IN VOLUME 626, PAGE 858, OFFICIAL RECORDS, AUSTIN COUNTY, TEXAS

SCALE: 1" = 200'

For reference and further description, see metes and bounds description, Job No. 1073-01-AU prepared by Charlie Kalkomey Surveying, Inc. on same date.

I hereby certify that this survey was made on the ground under my supervision, and that this plat correctly represents the facts found at the time of the survey and that this professional service substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category IA, Condition III, Survey.



Charlie Kalkomey
Registered Professional Land Surveyor
Texas Registration No. 1399
Date 9-26-00

CHARLIE KALKOMEY SURVEYING, INC.
1815 MONS AVENUE
ROSENBERG, TEXAS 77471
(281) 342-2033

Revised For Title Report, 10-29-00

Job No. 1073-01-AU

