

G.W. LANG SURVEY A-258

MARCH 30, 2007
UPDATED APRIL 4, 2010
TO SHOW PROPOSED
RESIDENCE ON 44.78
ACRE TRACT

L.S. VON ROEDER SURVEY A-310

F. KINKLER SURVEY A-249

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°18'04".
3. A PORTION OF THE PROPERTY IS SHOWN TO BE INSIDE (ZONE A) OF THE FLOOD HAZARD BOUNDARY AREA AS SHOWN ON FEMA FIRM MAP NO. 4801500175 C, EFFECTIVE DATE JANUARY 17, 1990.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR COMMITMENT. PROPERTY IS SUBJECT TO THOSE EASEMENTS, BUILDING LINES, RESTRICTIONS, ETC. THAT APPEAR OF RECORD AND NOT SHOWN ON SURVEY.
5. FIELD NOTES TO ACCOMPANY THIS PLAT.

SURVEY PLAT

OF A SURVEY OF TRACT 1 - CONTAINING 2.50 ACRES, TRACT 2 - CONTAINING 15.03 ACRES, AND TRACT 3 - CONTAINING 44.78 ACRES OF LAND OUT OF THE L.S. VON ROEDER SURVEY, ABSTRACT NO. 310, AUSTIN COUNTY, TEXAS, SAID THREE TRACTS BEING A PART OF THAT CALLED 66.552 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CHARLES W. ECKARDT, ET AL. RECORDED IN FILE NUMBER 056448, OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS, AND SAID TRACT 2 AND TRACT 3 BEING ALSO A PART OF THAT CALLED 1.377 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CHARLES W. ECKARDT, ET AL. RECORDED IN FILE NUMBER 056447, OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS.

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.

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



SHORT LINE TABLE

LINE	BEARING	DISTANCE
L1	S 15°10'11" E	20.93'
L2	S 02°08'59" E	105.50'
L3	S 29°10'02" E	206.87'
L4	S 74°52'02" E	65.15'
L5	S 45°48'02" E	67.95'
L6	S 34°33'46" E	99.72'
L7	S 14°50'20" E	37.72'
L8	S 02°23'39" W	46.11'
L9	S 17°30'23" W	393.58'
L10	S 02°25'35" W	85.12'
L11	S 15°00'21" W	41.43'
L12	S 18°20'24" E	37.72'

LEGEND

- POINT IN CENTERLINE CREEK
- 5/8" IRON ROD SET W/CAP
- FLAT BAR FOUND
- 1/2" IRON ROD FOUND
- 5/8" IRON ROD FOUND
- ELECTRIC METER
- PROPANE TANK
- FENCE (WIRE TYPE)
- POWERLINE (OVERHEAD)
- () RECORD DEED CALL

SCALE: 1" = 200 FEET

SURVEY PLAT OF 3 TRACTS L.S. VON ROEDER SURVEY, A-310 AUSTIN COUNTY, TEXAS

2205 WALNUT STREET
COLUMBUS, TX 78934
979.732.3114

FRANK SURVEYING
COMPANY

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DRAWN BY: KYLE KANA

REV:

SCALE: 1" = 200'

PROJECT NO: 07-104

SHEET 1 OF 1

FIELD CREW: DPK/ROF

CHECKED BY: MWL

COMPUTATION: MWL

FRANK SURVEYING CO., INC.

2205 Walnut Street
Columbus, Texas 78934
979.732.3114

STATE OF TEXAS

COUNTY OF AUSTIN

FIELD NOTES of a survey of Tract 3, containing 44.78 acres of land out of the L.S. Von Roeder Survey, Abstract No. 310, Austin County, Texas. Said 44.78 acre tract being a part of that called 66.552 acre tract of land described in a deed to Charles W. Eckardt, et al, recorded in File Number 056448, of the Official Records of Austin County, Texas, and being also a part of that called 1.377 acre tract of land described in a deed to Charles W. Eckardt, et al, recorded in File Number 056447, of the Official Records of Austin County, Texas for which reference is made and the said 44.78 acre tract being described by metes and bounds as follows, TO-WIT:

COMMENCING at a 1/2 inch iron rod found for the North corner of a called 1.305 acre tract described in a deed to Sharon Dale Koehne, File Number 043296, Austin County Official Records and being also in the Southeast line of Frantz Road, and corner being also the West corner of Tract 1, containing 2.50 acres as surveyed also this day;

THENCE N 40° 50' 12" E with the Southeast line of Frantz Road and at 224.77 feet a 5/8 inch iron rod set (capped Frank Surveying) for the North corner of the said 2.50 acre tract, same being the Northerly West corner of Tract 2, containing 15.03 acres surveyed also this day, and at 303.60 feet a 1/2 inch iron rod found for the West corner of the said 1.377 acre tract;

THENCE N 41° 31' 22" E a distance of 244.74 feet continuing with the Southeast line of Frantz Road, same being the Northwest line of the said 1.377 acre tract to a 5/8 inch iron rod set (capped Frank Surveying) for the most Northerly West corner and **POINT OF BEGINNING** of the herein described 44.78 acre tract, said corner being also the most Northerly corner of the said 15.03 acre tract;

THENCE N 41° 31' 22" E a distance of 60.00 feet continuing with the Southeast line of Frantz Road, same being the Northwest line of the herein described tract to a 1/2 inch iron rod found for the North corner of the parent 66.552 acre tract, said corner being also the most Northerly corner of the herein described tract, and being also the West corner of a called 2.00 acre tract described in a deed to Melanie L. Baker, File Number 033164, Austin County Official Records;

THENCE S 48° 55' 18" E a distance of 200.13 feet (called S 47° 08' E - 200.18') with the Northeast line of the parent tract, same being the Southwest line of the said 2.00 acre tract to a flat bar found for corner;

THENCE S 55° 53' 35" E (called S 54° 06' E) with the Northeast line of the said parent tract, same being the Southwest line of the said 2.00 acre tract and at 69.63 feet a 1/2 inch iron rod found for the South corner of the said 2.00 acre tract, and continuing with the Northeast line of the parent tract, same being the Southwest line of the residue of a called 66.552 acre tract as described in a deed to Sandra Lahman, File Number 933434, Austin County Official Records for a total distance of 1368.03 feet (called 1368.03') to a 5/8 inch iron rod set (capped Frank Surveying) for the East corner of the herein described 44.78 acre tract, same being also the South corner of the said Lahman tract, corner being also in the Northwest line of a called 56.6540 acre tract described in Volume 354, Page 710, Austin County Deed Records;

THENCE S 19° 40' 05" W a distance of 874.16 feet (called S 21° 28' W - 875.81') with the Southeast deed line of the parent 66.552 acre tract, same being the Northwest line of the said 56.6540 acre tract, the Northwest line of a called 75.00 acre tract described in Volume 410, Page 339, Austin County Deed Records to a point in the present centerline of Plum Creek;

THENCE with the present centerline of Plum Creek and being the common line between the herein described tract and the said 75.00 acre tract, the following:

- S 15° 10' 11" E a distance of 20.93 feet;
- S 02° 08' 59" E a distance of 105.50 feet;
- S 29° 01' 02" E a distance of 206.87 feet;
- S 74° 52' 02" E a distance of 65.15 feet;
- S 45° 48' 02" E a distance of 67.95 feet;
- S 34° 33' 46" E a distance of 99.72 feet;
- S 14° 50' 20" E a distance of 37.72 feet;
- S 02° 23' 39" W a distance of 46.11 feet;
- S 17° 30' 23" W a distance of 393.58 feet;
- S 02° 25' 35" W a distance of 85.12 feet;
- S 15° 00' 21" W a distance of 41.43 feet;
- S 18° 20' 24" E a distance of 37.72 feet to a point in said centerline for the South corner of the herein described 44.78 acre tract, corner being also in the Northeast line of a called 211.7853 acre tract described in a deed to Victor Grisbee, et ux, Volume 721, Page 716, Austin County Official Records;

THENCE N 49° 10' 09" W (called N 47° 24' W) with the Southwest line of the herein described tract, same being the Northeast line of the said 211.7853 acre tract and at 75.00 feet a 5/8 inch iron rod set (capped Frank Surveying) for

reference, at 1888.07 feet a 5/8 inch iron rod found for reference and continuing for a total distance of 1943.12 feet to a 5/8 inch iron rod set (capped Frank Surveying) for the West corner of the herein described tract, said corner being also the South corner of said Tract 2;

THENCE N 41° 11' 31" E a distance of 1364.37 feet severing the parent 66.552 acre tract and being the Northwest line of the herein described tract, a common line of the said Tract 2 to a 5/8 inch iron rod set (capped Frank Surveying) for the East corner of the said Tract 2, corner being also an interior corner of the herein described 44.78 acre tract;

THENCE N 55° 53' 55" W a distance of 565.65 feet severing the parent tract and being 60 feet and parallel to the Northeast line of the herein described 44.78 acre tract, same being the Northeast line of said Tract 2 to a 5/8 inch iron rod set (capped Frank Surveying) for corner;

THENCE N 48° 55' 18" W a distance of 204.26 feet continuing with the severance of the parent tract and being 60 feet and parallel to the Northeast line of the herein described 44.78 acre tract, same being the Northeast line of the said Tract 2 to the **PLACE OF BEGINNING**, containing 44.78 acres of land.

Survey Plat to accompany Field Notes.

Project No. 07-104

All bearings are based on the Lambert Grid, Texas Coordinate System of 1983, Texas South Central Zone.

The convergence angle from GRID NORTH is 1° 18' 04".

IN WITNESS THEREOF, my hand and seal, this the 30th day of March 2007.



For Frank Surveying Co., Inc.
By: Matthew W. Loessin, RPLS
Texas Registration No. 5953

FILED

07 JUN 25 PM 12:19

Carrie Gregor

CLERK
AUSTIN COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF AUSTIN

I certify that this Instrument was filed on the date and time stamped by me and as duly RECORDED in the OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY, TEXAS.



EXHIBIT "C" 073592

Carrie Gregor
County Clerk
Austin County, Texas