

AUSTIN COUNTY, TEXAS  
SAN FELIPE DE AUSTIN TOWN TRACT  
ABSTRACT NO. 5

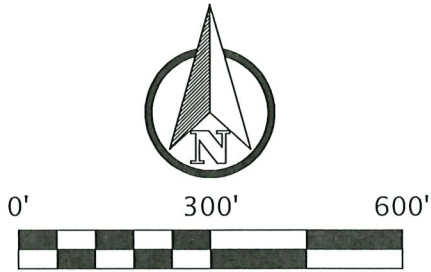
HORIZONTAL DATUM: NAD83/2011 (EPOCH: 2010)  
VERTICAL DATUM: NAVD 88  
COMBINED SCALE FACTOR: 0.99987912237724  
BEARING BASIS: TX. LAMBERT GRID SOUTH CENTRAL ZONE  
DISTANCES SHOWN ARE SURFACE VALUES

JOHN ALFRED KAINER  
TO  
ELIZABETH MARY KAINER  
APRIL 23, 2019  
CALLED 50.36 ACRES  
INSTRUMENT NO. 191756  
O.P.R.A.C.T.

LOT 1  
SEALY SUBDIVISION  
VOL. Y, PG. 318  
D.R.A.C.T.

SAN FELIPE DE AUSTIN TOWN TRACT  
A-5

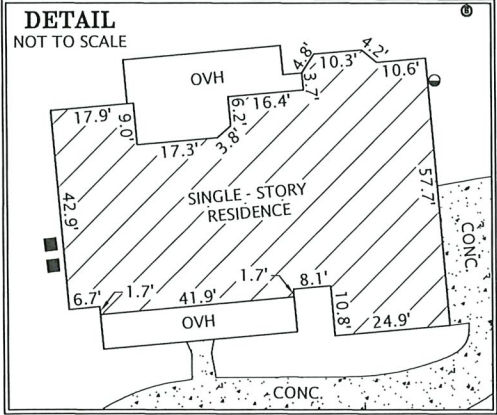
MARIO HERNANDEZ, ET UX  
TO  
ELMER A. HERNANDEZ  
JANUARY 11, 2005  
RESIDUE OF CALLED 49.89 ACRES  
INSTRUMENT NO. 051165  
O.P.R.A.C.T.



LEGEND	
⊙	5/8" IRON ROD FOUND
●	1/2" IRON ROD FOUND
⊗	3/4" IRON PIPE FOUND
⊕	POINT FOR CORNER
■	CONCRETE MONUMENT
⚡	POWER POLE
+	GUY ANCHOR
⊙	ELECTRIC METER
■	AC UNIT
○	ABOVE GROUND PROPANE TANK
⊙	SEPTIC TANK
⊙	SEPTIC CLEAN OUT
▲	PIPELINE MARKER
—X—	WIRE FENCE
—OE—	OVERHEAD ELECTRIC LINE
( )	RECORD INFORMATION
OVH	OVERHANG
D.R.A.C.T.	DEED RECORDS AUSTIN COUNTY TEXAS
O.P.R.A.C.T.	OFFICIAL PUBLIC RECORDS AUSTIN COUNTY TEXAS

CHARLES BARBER SURVEY  
A-411

BECKENDORFF ROAD  
(R.O.W. VARIES)



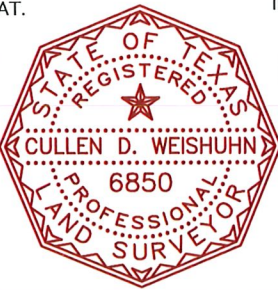
SURVEY NOTES

1. THE SURVEYOR DID NOT ABSTRACT THE PROPERTY AND MATTERS OF RECORD SHOWN ARE STRICTLY BASED ON A TITLE COMMITMENT ISSUED ON JULY 18, 2022 (EFFECTIVE: JULY 14, 2022) BY BELLVILLE ABSTRACT COMPANY, GF NO. 49121.
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 APRIL 26 & 28, 2023 UNDER MY SUPERVISION AND REPRESENTS THOSE FACTS FOUND AT THE TIME OF SURVEY.

FOR FSC, INC.  
BY: CULLEN D. WEISHUHN, RPLS  
TEXAS REGISTRATION NO. 6850



WILMA KATHRYN VIRNAU, INDEPENDENT EXECUTRIX  
OF THE ESTATE OF WALTER A. VIRNAU, JR.  
TO  
WILMA KATHRYN VIRNAU, TRUSTEE  
OF THE VIRNAU BYPASS TRUST  
JULY 10, 2014  
CALLED 941.52 ACRES  
INSTRUMENT NO. 176115  
O.P.R.A.C.T.

FURTHER DESCRIBED IN  
VOLUME 720, PAGE 507  
O.P.R.A.C.T.

LEONARD V. MOORE, ET UX  
JOAN MARIE GRIFFIN  
MARCH 22, 2001  
CALLED 50.36 ACRES  
INSTRUMENT NO. 011568  
O.P.R.A.C.T.

LOT 8

KINDER MORGAN  
NATURAL GAS PIPELINE

P.O.B.  
Texas South Central Zone  
NAD 83/2011  
State Plane Grid Coords  
N(Y): 13,810,263.95 USft  
E(X): 2,854,395.14 USft

SEALY SUBDIVISION  
VOL. Y, PG. 318  
D.R.A.C.T.

SCHEDULE B EASEMENT NOTES

1. THAT CERTAIN EASEMENT TO UNITED TEXAS TRANSMISSION COMPANY AS PER VOL. 418, PG. 684, D.R.A.C.T., MODIFIED BY PARTIAL RELEASE AS PER VOL. 460, PG. 364, D.R.A.C.T. IS A BLANKET EASEMENT AND CANNOT BE SHOWN OR LOCATED ON SURVEY.
2. THAT CERTAIN EASEMENT TO UNITED TEXAS TRANSMISSION COMPANY AS PER VOL. 420, PG. 731, D.R.A.C.T. IS A BLANKET EASEMENT AND CANNOT BE SHOWN OR LOCATED ON SURVEY.
3. THAT CERTAIN EASEMENT TO UNITED TEXAS TRANSMISSION COMPANY AS PER VOL. 423, PG. 265, D.R.A.C.T., MODIFIED BY PARTIAL RELEASE AS PER VOL. 460, PG. 361, D.R.A.C.T. IS A BLANKET EASEMENT AND CANNOT BE SHOWN OR LOCATED ON SURVEY.
4. THAT CERTAIN EASEMENT TO THE ANSCHUTZ CORPORATION AS PER VOL. 532, PG. 276, O.R.A.C.T. DOES NOT AFFECT THE SUBJECT TRACT.
5. THAT CERTAIN 15 FEET WIDE STRIP RESERVED FOR PUBLIC ROAD AS PER VOL. 9, PG. 532, VOL. 9, PG. 534, VOL. 14, PG. 453, VOL. 20, PG. 564, VOL. 20, PG. 566, VOL. 21, PG. 69, VOL. 25, PG. 419, VOL. 281, PG. 188, VOL. 35, PG. 441, VOL. 46, PG. 198, VOL. 53, PG. 623, VOL. 53, PG. 624, VOL. 67, PG. 493, VOL. 67, PG. 494, VOL. 194, PG. 360, VOL. 194, VOL. 366, D.R.A.C.T. DOES AFFECT THE SUBJECT TRACT AS SHOWN ON SURVEY.
6. THAT CERTAIN 1.45 ACRE STRIP OF LAND FOR ROAD PURPOSES AS PER VOL. 615, PG. 408, O.R.A.C.T. DOES AFFECT THE SUBJECT TRACT AS SHOWN ON SURVEY.
7. THAT CERTAIN EASEMENT TO RELIANT ENERGY HL&P AS PER CLERK FILE NO. 025304, O.R.A.C.T. DOES AFFECT THE SUBJECT TRACT AS SHOWN ON SURVEY.

**SURVEY PLAT OF 50.30 ACRES  
PART OF LOT 7 & LOT 8, BLOCK 5  
OF THE SEALY SUBDIVISION  
SAN FELIPE DE AUSTIN TOWN TRACT  
AUSTIN COUNTY, TEXAS**

DATE: 05/09/2023  
DRAWN BY: CMF  
CHECKED BY: CDW  
FIELD CREW: CDL/JBE  
PROJECT NO: 2023040234  
COUNTY: AUSTIN  
SCALE: 1" = 300'  
SHEET: 1 OF 1

**FSC INC**  
SURVEYORS+ENGINEERS

2205 Walnut Street - Columbus, TX 78934  
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TBPLS FIRM 10000100 - TBPE FIRM 17957  
www.fscinc.net