

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

LEGEND

- - 1/2" Iron rod found
- - 1/2" Iron rod set
- Overhead electric line
- Utility Pole
- Wire fence line

NOTE: Subject tract is designated unshaded ZONE "X" according to F.E.M.A. Flood Insurance Rate Map N 4814C0425C dated October 17, 2006.

LINE	BEARING	DISTANCE
1	S06°38'12"W	31.49'
2	S19°28'50"E	45.05'
3	S02°39'18"W	38.77'
4	S40°48'04"W	38.55'
5	S17°09'02"W	94.40'
6	S19°19'38"E	31.19'
7	S29°12'31"W	67.62'
8	S07°23'20"E	103.04'
9	S36°48'36"W	35.14'
10	S54°31'22"W	79.96'
11	S74°35'13"W	66.68'
12	N11°04'49"W	36.70'
13	S84°26'30"W	43.44'
14	N23°54'59"W	20.86'
15	N86°44'13"W	29.67'
16	S67°04'02"W	68.96'
17	S34°16'46"W	44.25'
18	S56°53'58"W	85.46'
19	N40°17'44"W	27.31'
20	S80°33'50"W	31.99'
21	S36°33'49"W	73.58'
22	S08°07'46"W	52.95'
23	S39°55'12"W	62.43'
24	S17°24'15"W	69.33'
25	S42°16'49"W	19.39'
26	S23°02'42"E	18.14'
27	S42°05'19"W	110.63'
28	S18°58'27"W	120.74'
29	S40°53'17"W	88.14'

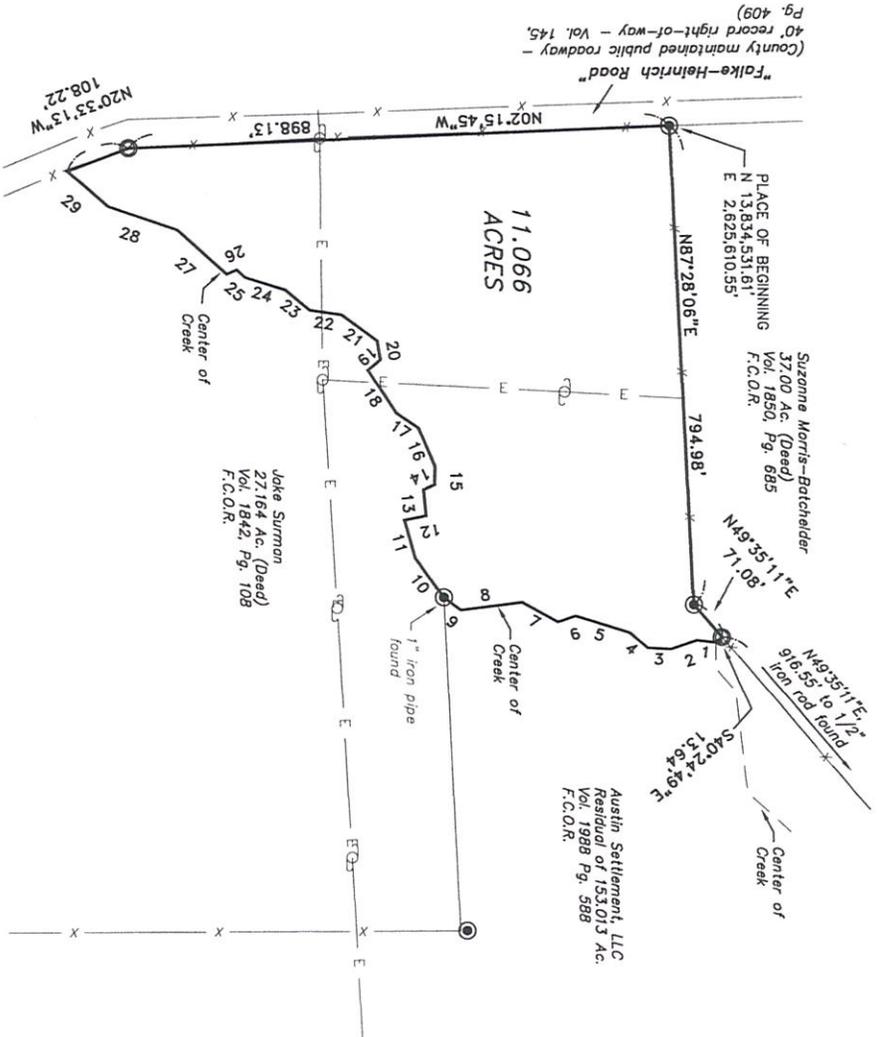
EASEMENTS OF RECORD (Alamo Title Insurance Company of No. FA2-21-01Z effective March 26, 2021 and issued March 30, 2021)

Fayette County Groundwater Conservation District Rules Vol. 1260, Pg. 142
Vol. 1384, Pg. 493
F.C.O.R.

Fayette County Road right-of-way Vol. 145, Pg. 409
Vol. 145, Pg. 410
F.C.O.R.

(These rights-of-way are within existing "Falke Heinrich Road" and do not directly affect the Subject Tract)

Fayette Electric Cooperative Blanket Electrical Easement (No locative description) Vol. 233, Pg. 498
Vol. 233, Pg. 610
F.C.O.R.



PLAT SHOWING THE SURVEY OF AN 11.066 ACRE TRACT SITUATED IN THE HENRY THAYER SURVEY, A-306, IN FAYETTE COUNTY, TEXAS AND BEING PART OF THAT TRACT DESCRIBED AS 153.013 ACRES IN A DEED FROM KYLTON BROTHERS FAMILY LIMITED PARTNERSHIP NO. 1 TO AUSTIN SETTLEMENT, LP, DATED APRIL 9, 2021 AND RECORDED IN VOLUME 1988, PAGE 588 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY



Kevin Von Minden, R.P.L.S.
Registration No. 4438
BEFCO ENGINEERING, INC.
Firm No. 10001700
L/Gonsa, Texas
979-988-474
April 13, 2021

STATE OF TEXAS
COUNTY OF FAYETTE

I, Kevin Von Minden, a Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground that this plat correctly represents the facts found at the time of the survey and that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition III TSPS Land Title Survey.