

0' 200' 400' 600'

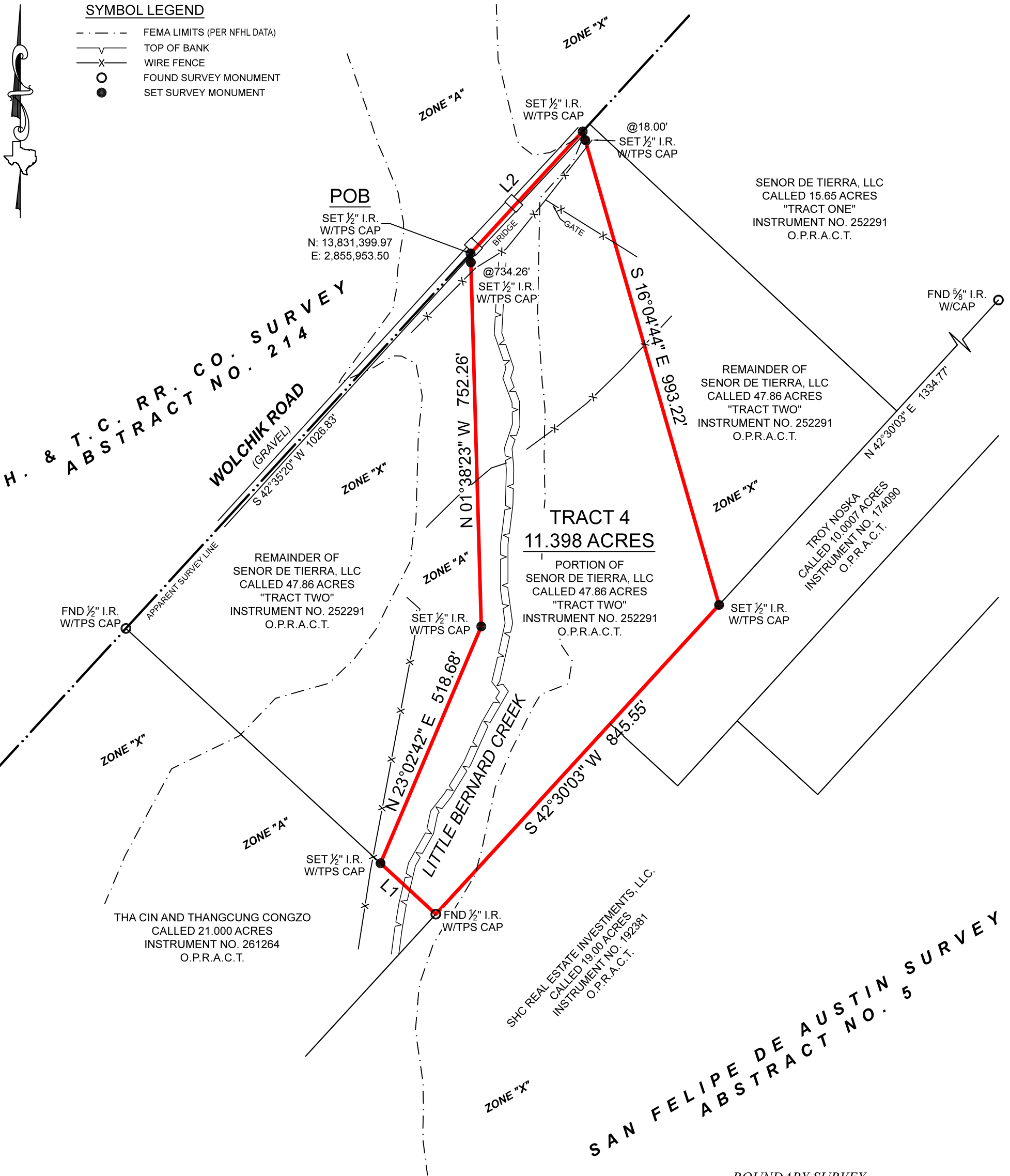


Scale: 1" = 200'

LINE	BEARING	DISTANCE
L1	N 47°19'41" W	151.44'
L2	N 42°35'20" E	333.96'

SYMBOL LEGEND

- - - - FEMA LIMITS (PER NFHL DATA)
- TOP OF BANK
- X — WIRE FENCE
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT



GENERAL NOTES:

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

BEING A 11.398 ACRE TRACT OF LAND SITUATED IN THE SAN FELIPE DE AUSTIN SURVEY, ABSTRACT NUMBER 5, AUSTIN COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 47.86 ACRE TRACT DESCRIBED AS "TRACT TWO" IN INSTRUMENT TO SENOR DE TIERRA, LLC., RECORDED UNDER INSTRUMENT NUMBER 252291, OF THE OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY, TEXAS (O.P.R.A.C.T.), SAID 11.398 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

PROJECT	41762_TR 4
FIELD DATE	04-13-2026
DRAWN BY	ADV
CHECKED BY	MJW
FIELD CREW	GG
REV 1	4/27/2026
REV 2	
REV 3	
REV 4	

TEXAS PROFESSIONAL SURVEYING

 3032 N. Frazier, Conroe, Texas 77303
 Ph: 936.756.7447 Fax: 936.756.7448
 www.surveyingtexas.com
 Firm No. 10083400

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48015C0325F, HAVING AN EFFECTIVE DATE OF 10-18-2019.

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, U.S. SURVEY FEET.

ADDRESS..... WOLCHIK ROAD, SEALY, TX, 77474
 SURVEY..... SAN FELIPE DE AUSTIN, A - 5
 SUBJECT..... 11.398 ACRES
 COUNTY..... AUSTIN

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

Thomas A. McIntyre
 Registered Professional Land Surveyor No. 6921

