

NOTE: BEARINGS, DISTANCES, AREA AND COORDINATES SHOWN HEREON ARE BASED ON GRID NORTH REFERENCING THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, AND NAD 83 AS DETERMINED FROM GPS SURVEY DATA.

NOTE: THIS PROPERTY LIES PARTIALLY WITHIN FLOOD ZONE A, ACCORDING TO FEMA FLOOD MAP NO. 4844C0475F, HAVING AN EFFECTIVE DATE OF 1/6/2012.

NOTE: THERE IS NO PUBLIC RIGHT-OF-WAY DEDICATION.

NOTE: NO PORTION OF THIS PROPERTY WILL BE DEDICATED FOR PARKS OR OPEN SPACES.

NOTE: THIS PROPERTY TO USE ON-SITE SEWAGE FACILITIES.

NOTE: MONUMENTATION SHALL BE AS FOLLOWS: 3/8" REBARS WITH "GEOTEX" CAPS SET AT ALL LOT CORNERS, EXCEPT WHERE MONUMENTATION ALREADY EXISTS, AS SHOWN HEREON.

NOTE: FINISHED FLOOR ELEVATIONS SHOWN HEREON BASED ON BASE FLOOD ELEVATIONS CALCULATED FROM ACTUAL GRADE ELEVATIONS. ALL FINISHED FLOOR ELEVATIONS SHALL BE 12" MINIMUM ABOVE THE HIGHEST ADJACENT GROUND ELEVATION, EXCEPT FOR LOTS 7, 8, 16, 17, 18, 19, 20, 21, 22 AND 23, WHICH SHOULD HAVE A FINISHED FLOOR ELEVATION OF AT LEAST 1961.40 FEET.

FIELD NOTES
50.28 ACRES

BEING 50.28 acres out of the William Friedlander Survey No. 411, Abstract No. 68 and the James R. Munson Survey No. 424, Abstract No. 209, Taylor County, Texas, said 50.28 acres being part of an 88.18 acre tract described in Instrument No. 2025-23407, Official Public Records, Taylor County, Texas and being more particularly described as follows:

BEGINNING at a 3/8" rebar found on the south right-of-way line of F.M. Highway 613 (120 foot right-of-way), at an exterior corner of said 88.18 acre tract and the northeast corner of a 0.667 acre tract described in Instrument No. 2018-17450, Official Public Records, Taylor County, Texas for an exterior corner of this tract;

THENCE S88°30'09"E 186.01 feet, along the south right-of-way line of F.M. Highway 613, to a 3/8" rebar, with GEOTEX cap, found at the northwest corner of a 10.01 acre tract described in Instrument No. 2026-03976, Official Public Records, Taylor County, Texas, for the northeast corner of this tract;

THENCE S1°28'22"W 1805.68 feet, to a 3/8" rebar, with GEOTEX cap, set on the south boundary line of said 88.18 acre tract and the north boundary line of a 97.68 acre tract described in Instrument No. 2023-03057, Official Public Records, Taylor County, Texas, for the southeast corner of this tract, whence a 3/8" rebar found at the southeast corner of said 88.18 acre tract bears S89°23'08"E 1336.22 feet;

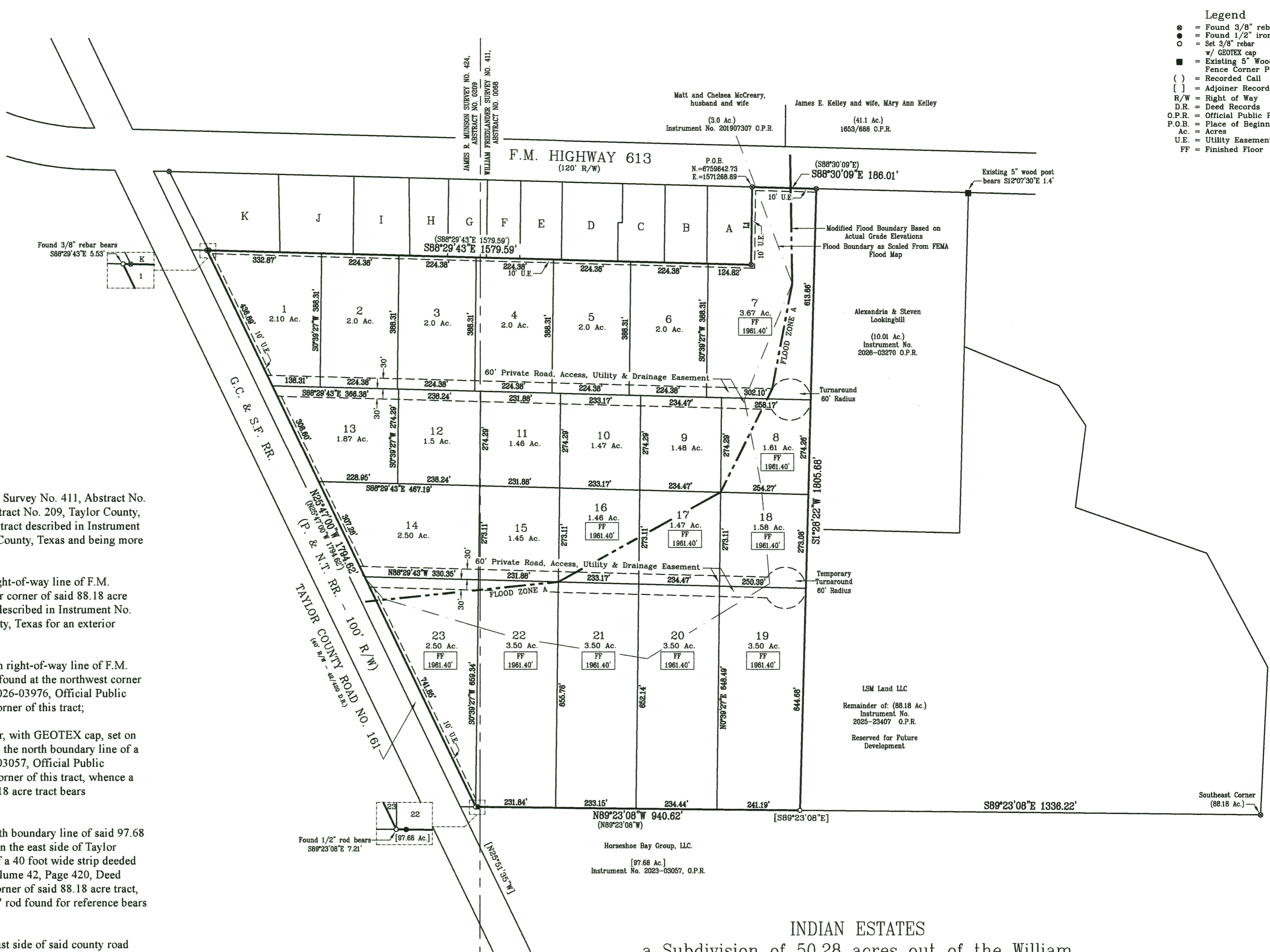
THENCE N89°23'08"W 940.62 feet, along the north boundary line of said 97.68 acre tract, to a 3/8" rebar, with GEOTEX cap, set on the east side of Taylor County Road No. 161 and the east boundary line of a 40 foot wide strip deeded to Taylor County for road purposes recorded in Volume 42, Page 420, Deed Records, Taylor County, Texas, at the southwest corner of said 88.18 acre tract, for the southwest corner of this tract, whence a 1/2" rod found for reference bears S89°23'08"E 7.21 feet;

THENCE N25°47'00"W 1794.62 feet, along the east side of said county road and along the east boundary line of said 40 foot wide strip to a 3/8" rebar, with GEOTEX cap, set at the northwest corner of said 88.18 acre tract, for the northwest corner of this tract, whence a 3/8" rebar found for reference bears S88°29'43"E 5.53 feet;

THENCE S88°29'43"E 1579.59 feet, along the north boundary line of said 88.18 acre tract, to the place of beginning and containing 50.28 acres of land.

Owner: LSM Land LLC
10501 Yucca Drive
Austin, Texas 78759

GEOTEX PROPERTY SOLUTIONS
4701 S. 3rd Street
Abilene, Texas 79605
325-677-6712
Firm Registration No. 10194134



ADJOINER LIST			
LABEL	OWNER	DEED LOCATION	AREA
A	Nathan & Deborah Todd	Instrument No. 2018-17450, O.P.R.	0.667 Ac.
B	James & Gladys Keith	Volume 2186, Page 237 O.P.R.	0.667 Ac.
C	SWBC Mortgage Corporation	Instrument No. 2021-19401, O.P.R.	0.87 Ac.
D	Roy and Teagie McBeth	Instrument No. 2024-01349, O.P.R.	0.865 Ac.
E	Triple Branch Properties	Instrument No. 2019-09397, O.P.R.	0.827 Ac.
F	Triple Branch Properties	Instrument No. 2021-15535, O.P.R.	0.5 Ac.
G	Triple Branch Properties	Cabinet 4, Slide 682, Plat Records	0.562 Ac.
H	Alexander Jolie	Cabinet 4, Slide 682, Plat Records	0.561 Ac.
I	Michael & Patricia Coffey	Instrument No. 2014-02756, O.P.R.	0.835 Ac.
J	Joe Grundy	Instrument No. 2024-11939, O.P.R.	1.1 Ac.
K	Joseacruz & Brandie Vigil	Instrument No. 2025-03712, O.P.R.	1.34 Ac.

LINE TABLE			
LINE	MEASURED	BEARING & DISTANCE	ADJOINER RECORD
L1	N0°39'27"E 225.39'	N/A	SOUTH 225'

INDIAN ESTATES
a Subdivision of 50.28 acres out of the William Friedlander Survey No. 411, Abstract No. 0068 and the James R. Munson Survey No. 424, Abstract No. 0209, Taylor County, Texas.

235-04-26 Z:\auto cad\SUBDIVISIONS\Indian Estates\Final

COUNTY COMMISSION

THIS PLAT IS HEREBY APPROVED BY COMMISSIONERS COURT OF THE COUNTY OF TAYLOR, TEXAS, AND THE COUNTY CLERK IS HEREBY AUTHORIZED TO FILE SAID PLAT IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 974A, VERNON'S ANNOTATED CIVIL STATUTES, AND ARTICLE 927B PENAL CODE OF TEXAS, AS AMENDED.

DATE _____ COUNTY JUDGE _____

ATTEST _____ SECRETARY _____

COUNTY CLERK

I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON

DATE _____ FILE NUMBER _____

COUNTY CLERK _____ COUNTY TEXAS _____

DEPUTY _____

OWNER'S CERTIFICATE AND DEDICATION

THE UNDERSIGNED OWNER(S) OF THE HEREINAFTER DESCRIBED REAL PROPERTY HAS CAUSED SUCH PROPERTY TO BE SURVEYED AND PLATTED AND TO BE SUBDIVIDED INTO BLOCKS, LOTS, STREETS, AND ALLEYS UNDER THE NAME OF

INDIAN ESTATES
a Subdivision of 50.28 acres out of the William Friedlander Survey No. 411, Abstract No. 0068 and the James R. Munson Survey No. 424, Abstract No. 0209, Taylor County, Texas.

AS SHOWN ON THE ATTACHED PLAT AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER FOR ALL PUBLIC PURPOSES THE STREETS, ALLEYS, LINES, EASEMENTS, PARKS AND OTHER PUBLIC LANDS SHOWN HEREON THE LANDS INCLUDED WITHIN SUCH PLAT OR SUBDIVISION ARE DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

"SEE FIELD NOTES SHOWN HEREON"

EXECUTED THIS _____ DAY OF _____ 20 _____

OWNER - PRINTED _____ OWNER - SIGNATURE _____

OWNER - PRINTED _____ OWNER - SIGNATURE _____

ACKNOWLEDGMENT

THE STATE OF TEXAS:
COUNTY OF TAYLOR:

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED _____

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID _____

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ A.D. 2026

NOTARY PUBLIC _____ COUNTY TEXAS _____

GENERAL NOTES

ACREAGE 50.28 acres

SCALE 1" = 200' SMALLEST LOT 1.45 acres LARGEST LOT 3.67 acres

SURVEYOR CERTIFICATE AND PLAT DESCRIPTION

CERTIFICATION : I HEREBY CERTIFY THAT THE PLAT SUBMITTED HERewith REPRESENTS A TRUE SURVEY MADE BY THE UNDERSIGNED OR UNDER MY SUPERVISION ON THE GROUND AND THAT PERMANENT MARKERS AND MONUMENTS HAVE BEEN SET AS INDICATED ON THE PLAT AND IN ACCORDANCE WITH THE "SUBDIVISION REGULATIONS" OF TAYLOR COUNTY, TEXAS.

PLAT DESCRIPTION:

INDIAN ESTATES
a Subdivision of 50.28 acres out of the William Friedlander Survey No. 411, Abstract No. 0068 and the James R. Munson Survey No. 424, Abstract No. 0209, Taylor County, Texas.

June 1, 2026
DATE

PLAT PREPARATION DATE: June 1, 2026

SIGNATURE
Kelsey N. Williams R.P.L.S. #7168
REGISTERED PROFESSIONAL LAND SURVEYOR

"PRELIMINARY"
this document shall not be recorded for any purpose