

AUSTIN COUNTY, TX

BENJAMIN BABBITT 3/4 LEAGUE

ABSTRACT NO. 13

Michael Don dt

EASEMENT NOTES
 AS PER SCHEDULE B OF BOTTS TITLE COMPANY TITLE COMMITMENT FOR INSURANCE, G.F. NO. AU-07-015, THE FOLLOWING:

ITEM 10-G: PIPELINE RIGHT OF WAY TO SOUTHERN UNION GAS COMPANY, VOL. 111, PG. 566, D.R.A.C.T. (EASEMENT AS DESCRIBED HAS BLANKET ACCESS)
 ITEM 10-H: RIGHT OF WAY EASEMENT TO TEXAS POWER AND LIGHT COMPANY, VOL. 85, PG. 608, D.R.A.C.T. (EASEMENT AS DESCRIBED HAS BLANKET ACCESS)
 ITEM 10-I: AGREEMENT TO THE CITY OF BELLEVILLE, VOL. 213, PG. 593, D.R.A.C.T. (EASEMENT DESCRIPTION IS TOO VAGUELY DESCRIBED TO LOCATE ON SURVEY)

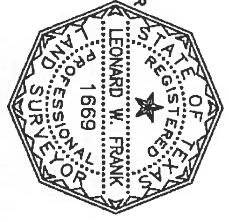
PROPERTY ADDRESS
 767 WEST MAIN STREET
 BELLEVILLE, TX 77418

SURVEY NOTES
 1. ALL BEARINGS ARE BASED ON THE NORTHWEST LINE OF THE ADJOINING 1,403 ACRE TRACT AS DESCRIBED IN FILE NO. 024925, AUSTIN COUNTY OFFICIAL RECORDS.
 2. THIS PROPERTY IS SHOWN TO BE INSIDE (ZONE X) OF THE FLOOD HAZARD BOUNDARY AREA AS SHOWN ON FEMA FIRM MAP NO. 4801500150 C, EFFECTIVE DATE JANUARY 17, 1990.
 3. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF CURRENT TITLE COMMITMENT, ISSUED BY BOTTS TITLE INSURANCE COMPANY, G.F. NO. AU-07-015.
 4. FIELD NOTES TO ACCOMPANY THIS PLAT.

SURVEY PLAT
 OF A SURVEY OF A 0.409 ACRE TRACT OF LAND OUT OF THE BENJAMIN BABBITT 3/4 LEAGUE, ABSTRACT NO. 13, AUSTIN COUNTY, TEXAS, SAID 0.409 ACRE TRACT BEING ALL OF THOSE TWO TRACTS DESCRIBED IN A DEED TO J.R. INVESTMENTS, RECORDED IN FILE NUMBER 070369, AUSTIN COUNTY OFFICIAL RECORDS.

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.

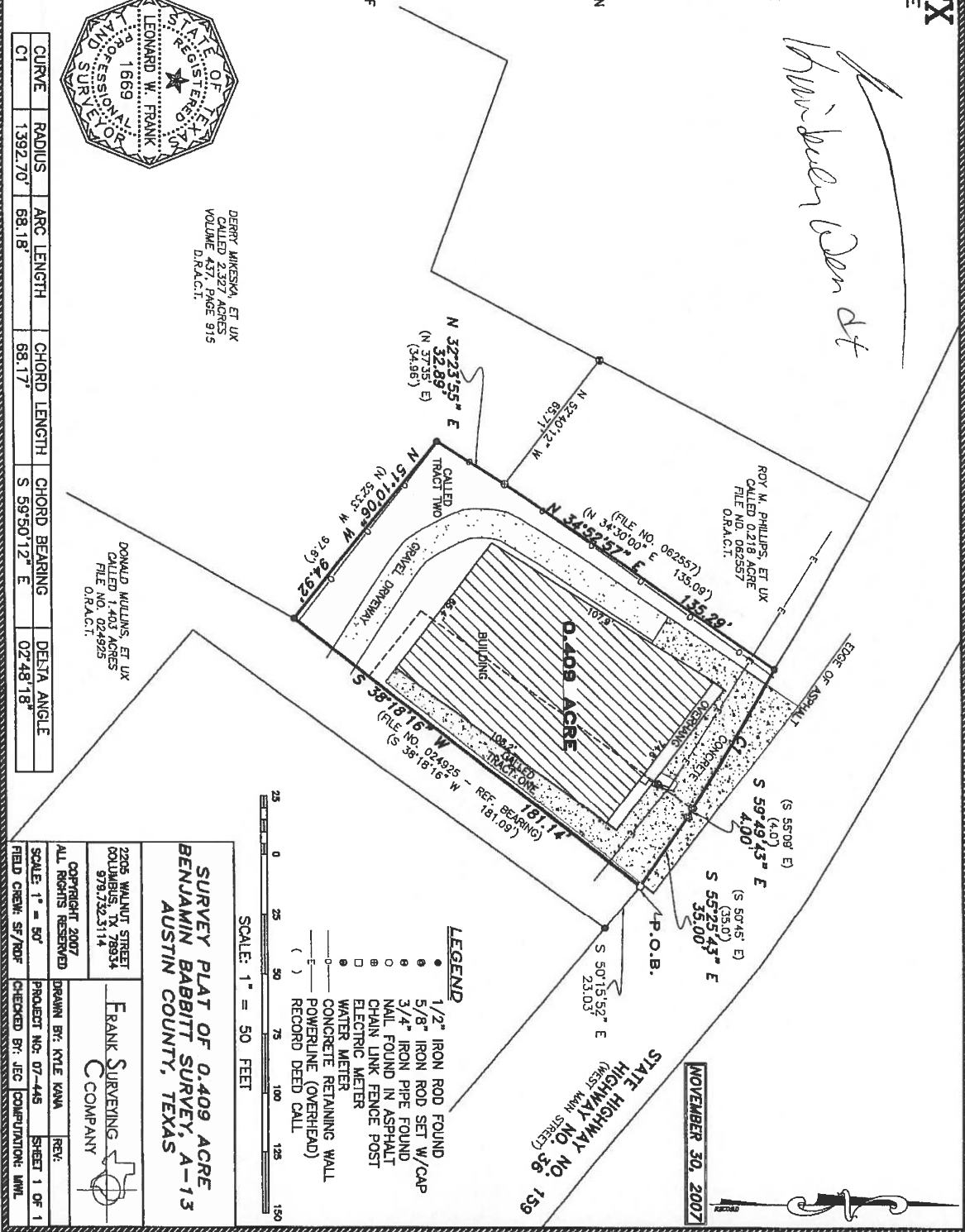
FRANK SURVEYING CO., INC.
 P.O. BOX 100
 BELLEVILLE, TEXAS 77418
 REG. SURVEYOR LICENSE NO. 1689



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DEFLECT ANGLE
C1	1392.70'	68.18'	68.17'	S 59°50'12" E	02°48'18"

DERRY JAKESKA, ET UX
 1322 ACRES
 VOLUME 437 PAGE 915
 D.R.A.C.T.

DONALD MULLINS, ET UX
 1403 ACRES
 FILE NO. 024925
 D.R.A.C.T.



NOVEMBER 30, 2007

STATE HIGHWAY NO. 36
 (WEST MAIN STREET)



- LEGEND**
- 1/2" IRON ROD FOUND
 - 5/8" IRON ROD SET W/CAP
 - 3/4" IRON PIPE FOUND
 - NAIL FOUND IN ASPHALT
 - CHAIN LINK FENCE POST
 - ELECTRIC METER
 - WATER METER
 - CONCRETE RETAINING WALL
 - POWERLINE (OVERHEAD)
 - () RECORD DEED CALL

SURVEY PLAT OF 0.409 ACRE BENJAMIN BABBITT SURVEY, A-13 AUSTIN COUNTY, TEXAS

2205 WALNUT STREET
 COLUMBUS, TX 78934
 978.732.3114

FRANK SURVEYING COMPANY

COPYRIGHT 2007
 ALL RIGHTS RESERVED

DRAWN BY: KYLE KAWA
 PROJECT NO: 07-445
 SHEET 1 OF 1

FIELD CREW: SF/ROF
 CHECKED BY: JEC (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 a 0.409 acre tract of land out of the Benjamin Babbitt 3/4 League, Abstract No. 13, Austin County, Texas. Said 0.409 acre tract being all of those two tracts described in a deed to J.R. Investments, recorded in File Number 070589, Austin County Official Records for which reference is made and the said 0.409 acre tract being described by metes and bounds as follows, TO-WIT:

BEGINNING at a nail found in asphalt for the North corner of a called 1.403 acre tract described in a deed to Donald Mullins, et ux, File No. 024925, Austin County Official Records in the Southwest line of State Highway No. 159/Highway No. 36, said corner being also accepted as the East corner of the herein described tract, from said corner a 1/2 Inch Iron rod found for the Northeast corner of the said 1.403 acre tract bears S 50° 15' 52" E a distance of 23.03 feet;

THENCE S 38° 18' 16" W a distance of 181.14 feet (called S 38° 18' 16" W - 181.09' as per File No. 024925, O.R.A.C.T.) with the Northwest line of the said 1.403 acre tract to a 1/2 Inch Iron rod found on the Southwest side of a concrete retaining wall (as called for in adjoining deed) for the accepted South corner of the herein described 0.409 acre tract, said corner being also a Easterly corner of a called 2.327 acre tract described in a deed to Dery Mikeska, et ux, Volume 437, Page 915, Austin County Deed Records;

THENCE N 51° 10' 06" W a distance of 94.92 feet (called N 52° 33' W - 97.6') with the Northeast line of the said 2.327 acre tract, same being the Southwest line of the herein described tract to a 1/2 Inch Iron rod found next to a concrete retaining wall (as called in adjoining deed) for an interior corner of the said 2.327 acre tract, being also accepted as the West corner of the herein described tract;

THENCE N 32° 23' 55" E a distance of 32.89 feet (called N 37° 35' E - 34.96') with a Southeasterly line of the said 2.327 acre tract to a chain link fence corner post (called for in 2.327 acre deed and also being the called South corner of a called 0.218 acre tract described in a deed to Roy M. Phillips, et ux, File No. 062557, Austin County Official Records) for corner;

THENCE N 34° 52' 57" E a distance of 135.29 feet (called N 34° 30' 00" E - 135.09' as per File No. 062557) with the Southeast line of the said 0.218 acre tract to a 1/2 inch iron rod found (called for in adjoining deed) for the East corner of the said 0.218 acre tract in the Southwest line of said State Highway No. 159/Highway No. 36, said corner being also accepted as the North corner of the herein described tract;

THENCE with the deed line of the herein described tract and being the called Southwest line of said State Highway No. 159/Highway No. 36, the following:

- With a curve to the right and having a radius of 1392.70 feet, an arc length of 68.18 feet, a delta angel of 02° 48' 18", and a chord of S 59° 50' 12" E a distance of 68.17 feet to an "x" cut in concrete;
- S 59° 49' 43" E a distance of 4.00 feet (called S 55° 09' E - 4.0') to an "x" cut in concrete;
- S 55° 25' 43" E a distance of 35.00 feet (called S 50° 45' E - 35.0') to the **PLACE OF BEGINNING**, containing 0.409 acre of land.

Survey Plat to accompany Field Notes.

Project No. 07-445

All bearings are based on the Northwest line of the adjoining 1.403 acre tract as described in File No. 024925, Austin County Official Records.

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



Leonard W. Frank
For Frank Surveying Co., Inc.
By: Leonard W. Frank, RPLS
Texas Registration No. 1669