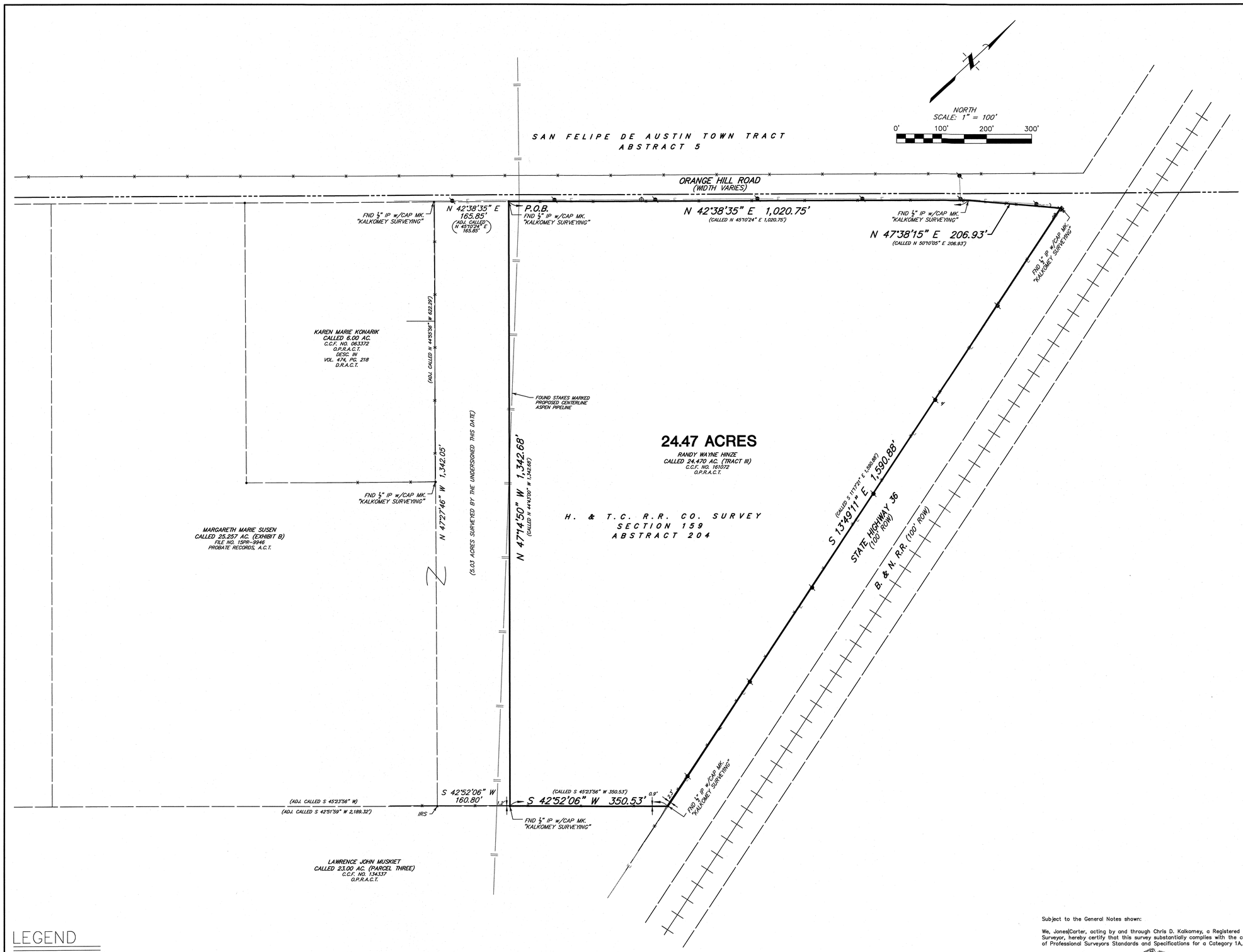

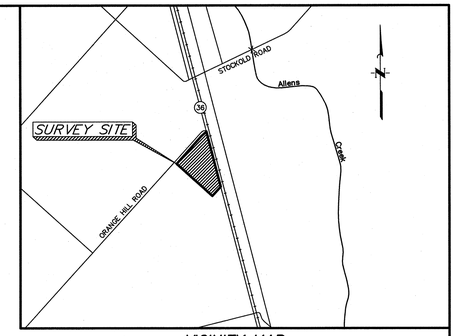

VICINITY MAP
(SCALE: 1" = 2,000')

GENERAL NOTES:

1. This tract lies within Zone "X" of the Flood Insurance Rate Map, Community No. 480704, Map Number 48015C0400E, Panel 0400, Suffix "E" dated September 3, 2010 for Austin County, Texas and incorporated areas.
   Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain.

   This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

   The location of the flood zone lines shown hereon were determined by scaling from said FIRM map. The actual location as determined by elevation contours may differ. Jones|Carter assumes no liability as to the accuracy of the location of the flood zone limits.
2. All visible easements and easements of records affecting these tracts as reflected upon title report from Commonwealth Land Title Insurance Company, G.F. Number 19-88641, dated August 2, 2019, shown hereon. Surveyor has relied upon the above-mentioned title commitment, with regard to any easements, setbacks, restrictions, or rights-of-way affecting the subject property. No additional research regarding the existence of easements, setbacks, restrictions, rights-of-way, or other matters of record, has been performed by the surveyor.
3. Pipelines shown hereon are approximate and based upon available aboveground evidence. Exact locations would need to be identified by the respective pipeline companies.
4. Bearings are based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
5. Fences shown hereon are graphic only, with dimensional ties shown at specific locations where they were physically measured. The fence line may meander between said measured locations. The dimensions showing the distance between the fence and the property line also indicates which side of the property line the fence is on.
6. The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
7. Only visible improvements / utilities were located with this survey; no subsurface probing, excavation or exploration was performed for this survey.
8. This survey does not provide any determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
9. Development of the subject tract may require submittal, approval, and/or recording of a plat or replat. Rules and regulations are established by the governmental agency, which has jurisdiction. These rules and regulations may include dedication of setback lines, easements, additional right-of-way, and other matters.
10. This survey has been prepared for the sole purpose of the transaction described in the above referenced Title Commitment and the parties listed thereon. This survey is not to be used for any subsequent transactions.
11. For reference and further description, see metes and bounds description, job number R8003-0119-00, prepared by Jones|Carter on same date.

LEGEND

These standard symbols will be found in the drawing.

- IRS – SET 5/8" IR w/CAP MK. "JONES | CARTER"
- – POWER POLE
- – GUY ANCHOR
- – TELE. PEDESTAL
- —E— – OVERHEAD UTILITY LINE
- —x— – BARB WIRE FENCE

Subject to the General Notes shown:

We, Jones|Carter, acting by and through Chris D. Kalkomey, a Registered Professional Land Surveyor, hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition III Survey.

Surveyed: 08-08-19
Revised: 09-03-19

STATE OF TEXAS
REGISTERED
CHRIS D. KALKOMEY
5869
PROFESSIONAL
LAND SURVEYOR

Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869
cdkalkomey@jonescarter.com

LAND TITLE SURVEY
OF
24.47 ACRES
OUT OF THE
H. & T.C. R.R. CO. SURVEY
SECTION 159, ABSTRACT 204
AUSTIN COUNTY, TEXAS
AUGUST 2019

JONES|CARTER

Texas Board of Professional Land Surveying Registration No. 10046104
1229 Corporate Drive, Ste 100 • Rosenberg, Texas 77471 • 281.342.2033

K:\R8003\R8003-0119-00 TucChau Huynh – 29 acres in the H T Rail\1 Surveying Phase\CAD Files\Final Dwg\R8003-0119-00 V1 PLAT.dwg Sep 03,2019 – 11:48am ck

SURVEYOR-C.D.K./DRAFTSMAN-P.E.D. JOB No. R8003-0119-00 DWG. No. 13514