



- LEGEND
- ⊙ - 1/2" Iron pipe found
 - - 1/2" Iron rod set
 - E — Overhead electric line
 - U — Overhead utility line
 - ⊕ - Utility Pole
 - ⊙ - Water well
 - X — Wire fencing

Bearings, distances and coordinates shown hereon are "GRID" based on the Texas State Plane Coordinate System - Central Zone - NAD 83 (2011).
 Convergence = +01'36"03"
 Combined Factor = 1.0000042

THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT. SUBJECT TRACT MAY BE SUBJECT TO ANY CONDITIONS, EASEMENTS, RESTRICTIONS OR EXCEPTIONS THAT A CURRENT TITLE COMMITMENT MIGHT DISCLOSE.

NOTE: A large portion of the Subject tract is designated ZONE "A" according to F.E.M.A. Flood Insurance Rate Map No. 48021C0400E dated January 19, 2006. A Portion of the Tract was removed from Zone "A" per Letter of Map Amendment No. 21-06-0186A dated November 23, 2020 and designated as unshaded Zone "X". Remainder of the property is designated unshaded ZONE "X".

LINE	BEARING	DISTANCE
L1	S56°21'54"E	48.42'
L2	S44°52'31"E	199.97'
L3	S26°15'55"E	39.59'
L4	S19°46'06"W	93.67'
L5	S20°09'30"E	132.22'
L6	S14°50'31"E	71.96'
L7	S04°59'02"W	98.59'
L8	S40°44'51"W	40.28'
L9	S69°24'46"W	74.89'
L10	S19°27'39"W	37.53'
L11	S00°19'43"E	84.20'
L12	S10°31'58"W	138.68'
L13	S29°40'30"W	126.09'
L14	S50°42'09"W	67.96'
L15	S65°59'24"W	79.27'
L16	S79°03'51"W	168.07'
L17	S65°42'48"W	70.86'
L18	S25°53'04"W	107.70'
L19	S08°48'45"E	54.33'
L20	S65°44'17"E	45.01'
L21	S27°30'14"E	116.99'
L22	S39°41'47"E	68.58'
L23	S77°37'02"E	60.99'

PLAT SHOWING THE SURVEY OF AN 80.683 ACRE TRACT SITUATED IN THE LEANDER WOOD SURVEY, A-73, IN BASTROP COUNTY, TEXAS, BEING THAT SAME TRACT DESCRIBED AS 80.519 ACRES IN A DEED FROM ALTON BEASELEY, ET UX, TO STEVEN GOERNER, ET UX, DATED JULY 12, 1985 AND RECORDED IN VOLUME 381, PAGE 489 OF THE OFFICIAL RECORDS OF BASTROP COUNTY

STATE OF TEXAS
 COUNTY OF BASTROP

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 1B, Condition III TSPS Standard Land Survey.

Kevin Von Minden
 Kevin Von Minden, R.P.L.S.
 Registration No. 4438
 BEFCO ENGINEERING, INC.
 Firm No. 10001700
 La Grange, Texas
 979-968-6474
 April 14, 2021

