

**STEPHEN F. AUSTIN FOUR (4)
LEAGUE GRANT
A-4
AUSTIN COUNTY, TEXAS**

MARK V. SLOVAK
STEVEN K. SLOVAK
SANDRA S. EDWARDS
Called 827 AC.
FILES 827H, 827I, 827J

GHASSEM F. E.
SANDRA H. HADDAD
Called 827 AC.
FILES 827H, 827I, 827J

ROGER D. &
BRENDA GARRETT
Called 1923 AC.
FILES 1923A, 1923B, 1923C, 1923D, 1923E, 1923F, 1923G, 1923H, 1923I, 1923J, 1923K, 1923L, 1923M, 1923N, 1923O, 1923P, 1923Q, 1923R, 1923S, 1923T, 1923U, 1923V, 1923W, 1923X, 1923Y, 1923Z

CHRISTIAN &
JENNIFER SALMAN
Called 76256 AC.
FILES 19229, 19230

**CENTERLINE MEANDERS OF
WEST HILL CREEK**

BEARINGS	DISTANCES
12.3 N 167° 37' 45" V.	6.62 FL
13.3 S 77° 03' 24" V.	31.88 FL
14.3 S 51° 42' 39" V.	33.67 FL
15.3 S 45° 30' 21" V.	29.99 FL
16.3 S 30° 01' 21" V.	71.31 FL
17.3 S 73° 16' 33" V.	43.46 FL
18.3 N 64° 16' 47" V.	22.18 FL
19.3 N 44° 17' 28" V.	62.31 FL
20.3 N 50° 10' 15" V.	90.58 FL
21.3 N 46° 32' 26" V.	82.81 FL
22.3 N 41° 17' 08" V.	40.10 FL
23.3 N 53° 24' 14" V.	112.71 FL
24.3 N 37° 21' 37" V.	75.23 FL
25.3 N 36° 01' 28" V.	66.84 FL
26.3 N 32° 53' 49" V.	33.69 FL
27.3 N 28° 08' 27" V.	50.11 FL
28.3 N 68° 33' 30" V.	78.77 FL
29.3 S 89° 31' 21" V.	42.23 FL
30.3 S 67° 47' 31" V.	60.10 FL
31.3 S 64° 07' 13" V.	74.93 FL
32.3 S 39° 42' 12" V.	66.05 FL
33.3 S 84° 25' 00" V.	61.61 FL
34.3 N 68° 23' 02" V.	72.77 FL
35.3 N 39° 37' 38" V.	40.75 FL
36.3 N 24° 26' 24" V.	67.84 FL
37.3 N 49° 08' 14" V.	39.40 FL
38.3 N 40° 35' 23" V.	31.27 FL
39.3 N 62° 42' 05" V.	83.26 FL
40.3 N 71° 05' 25" V.	82.26 FL
41.3 N 72° 08' 00" V.	96.13 FL
42.3 N 71° 37' 14" V.	32.01 FL
43.3 N 54° 20' 00" V.	45.77 FL
44.3 N 50° 30' 13" V.	108.51 FL
45.3 N 60° 51' 21" V.	129.70 FL
46.3 N 54° 25' 33" V.	64.74 FL
47.3 N 40° 00' 53" V.	30.75 FL

66.924 AC.
Called 7090 AC.
(TRACT ONE - CTR. "C")
7090H, 7090I, 7090J, 7090K, 7090L, 7090M, 7090N, 7090O, 7090P, 7090Q, 7090R, 7090S, 7090T, 7090U, 7090V, 7090W, 7090X, 7090Y, 7090Z

LINE CHART

BEARINGS	DISTANCES
1.3 S 48° 40' 16" V.	98.29 FL
2.3 S 55° 11' 58" V.	74.36 FL
3.3 S 48° 56' 15" V.	52.10 FL
4.3 S 39° 06' 35" V.	40.20 FL
5.3 S 22° 49' 31" V.	28.62 FL
6.3 S 21° 26' 04" V.	28.62 FL
7.3 S 38° 18' 28" V.	202.93 FL
8.3 S 38° 03' 20" V.	213.84 FL
9.3 S 47° 00' 12" V.	163.31 FL
10.3 S 45° 04' 56" V.	47.38 FL
11.3 S 45° 03' 25" V.	251.33 FL

TELPECAS, LLC
Called 662584 AC.
FILES 19699, 19699A, 19699B, 19699C, 19699D, 19699E, 19699F, 19699G, 19699H, 19699I, 19699J, 19699K, 19699L, 19699M, 19699N, 19699O, 19699P, 19699Q, 19699R, 19699S, 19699T, 19699U, 19699V, 19699W, 19699X, 19699Y, 19699Z

CIRCLE P RANCH, LLC
Called 292127 AC.
FILES 18799, 18799A, 18799B, 18799C, 18799D, 18799E, 18799F, 18799G, 18799H, 18799I, 18799J, 18799K, 18799L, 18799M, 18799N, 18799O, 18799P, 18799Q, 18799R, 18799S, 18799T, 18799U, 18799V, 18799W, 18799X, 18799Y, 18799Z

CIRCLE P RANCH, LLC
Called 0545 AC.
FILES 18498, 18498A, 18498B, 18498C, 18498D, 18498E, 18498F, 18498G, 18498H, 18498I, 18498J, 18498K, 18498L, 18498M, 18498N, 18498O, 18498P, 18498Q, 18498R, 18498S, 18498T, 18498U, 18498V, 18498W, 18498X, 18498Y, 18498Z

CIRCLE P RANCH, LLC
Called 0817 AC.
FILES 18498, 18498A, 18498B, 18498C, 18498D, 18498E, 18498F, 18498G, 18498H, 18498I, 18498J, 18498K, 18498L, 18498M, 18498N, 18498O, 18498P, 18498Q, 18498R, 18498S, 18498T, 18498U, 18498V, 18498W, 18498X, 18498Y, 18498Z

- NOTE: 1) The tract of land shown herein was within Zone 70' lines of Flood Hazard except areas as shown which are shown as Zone 70' Flood Hazard areas. Without Base Flood Elevation (BFE) of the Flood Hazard Zone shown on the FIRM, Flood Insurance Rate Map (FIRM) No. 17-0518C, Flood Insurance Rate Map (FIRM) No. 17-0518C, 2015.
- 2) Bearings shown herein are based upon Grid North as determined from GPS Observation, State Plane Coordinates, Texas South Central Zone, NAD 83.
- 3) Reference is hereby made to notes and bounds descriptions of the subject tract, prepared this day.
- 4) All 1/2" iron nails set are capped with zinc cap and "PLS 415".
- 5) Gen S. Alexander, Registered Professional Land Surveyor, do hereby certify that the data and/or the description shown herein accurately represents the results of an on the ground survey made under my direction and supervision on 12/15/2021, 2022, and all corners and acreage are shown hereon. There are no conflicts, contradictions or easements apparent on the ground, except as shown and/or noted hereon.
- 6) This survey was performed in connection with the transaction described in G.P. No. 27265, of BELLVILLE, AUSTIN COUNTY, TEXAS and is certified for that transaction only.
- 7) USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.
- 8) Gen S. Alexander - Registered Professional Land Surveyor, 84194
- 9) That agreement to San Ramon Electric Co., Inc. recorded in Volume 209, Page 880 BEACT, is not enforced and enough to locate on the ground.
- 10) That agreement to Interstate Gas Transmission Co., recorded in Volume 297, Page 53 BEACT, is not enforced and enough to locate on the ground. The existing Interstate Pipeline scope and name is located from previous surveys, existing location remains as located in the Interstate Gas Transmission Pipeline, referenced to in Volume 297, Page 53 BEACT.
- 11) That plathe assigned to Texas Utilities Fuel Company, referenced in Volume 264, Page 63 BEACT, being at the old plant site 14378 acres which is located on the old former tract - Southwest of and across Hill Creek from the subject tract and is in the possession of the Hill Creek Energy, referenced to in Volume 264, Page 63 BEACT, Volume 264, Page 63 BEACT, and Volume 262, Page 67 BEACT, call have some description call for this plathe to be just north of the pipeline area, but the plathe as shown was located by sight and partial and shown on survey, dated February 17, 1992 (owner - American Bond and Survey) on the location of 1997 former - Hill Creek Leasing and Service Survey.
- 12) The plathe assigned to Texas Utilities Fuel Company, referenced in Volume 264, Page 63 BEACT, is not enforced and enough to locate on the ground.
- 13) The Northwest Bend Line to our subject tract, along Sycamore Crossing Road, call for a straight line - 2 1/4" E. S. 11178' only. In fact, a straight line found would be 1973.7' - 4219' (reference of GPS or WGS84) call be the distance error not in the original description - reference to description of the old road tract in the plathe in the Northwest Bend Line, referenced to in Volume 251, Page 211 BEACT, this error and a line intersection of Hill Creek road to be factoring affecting the acreage found as a result of this survey.
- 14) The Northwest Bend Line to our subject tract, along Sycamore Crossing Road, call for a straight line - 2 1/4" E. S. 11178' only. In fact, a straight line found would be 1973.7' - 4219' (reference of GPS or WGS84) call be the distance error not in the original description - reference to description of the old road tract in the plathe in the Northwest Bend Line, referenced to in Volume 251, Page 211 BEACT, this error and a line intersection of Hill Creek road to be factoring affecting the acreage found as a result of this survey.
- 15) This plat has prepared for the exclusive use of the subject and/or interested parties on this survey. It is not transferable to additional interests or individuals without the written consent of the Surveyor.
- 16) This plat is the property of Alexander Surveying. Reproduction of this plat for any purpose is expressly forbidden without the written consent of an authorized agent of Alexander Surveying.

DWIER DENNIS & FLORA A. HASAR BUYER: CIRCLE P RANCH, LLC		
ALEXANDER SURVEYING 101 E. Lake Street, P.O. Box 388 P.O. Box 388 - 172 77775-0388 www.alexandersurveying.com © DWIER DENNIS HASAR		
Gen S. Alexander	County: AUSTIN	Field Crew: J.C.
R.P.L.S. No. 84194	Surveyor: STEPHEN F. AUSTIN	Computations: G.A.
TPSLS Form No. 10134400	Date: SEPTEMBER 21, 2022	Added: 11/15/2022
	Drafting: D.C.	AC: VELD, JR., PL. SA 19/08/24
	Work Order: 20-7864	