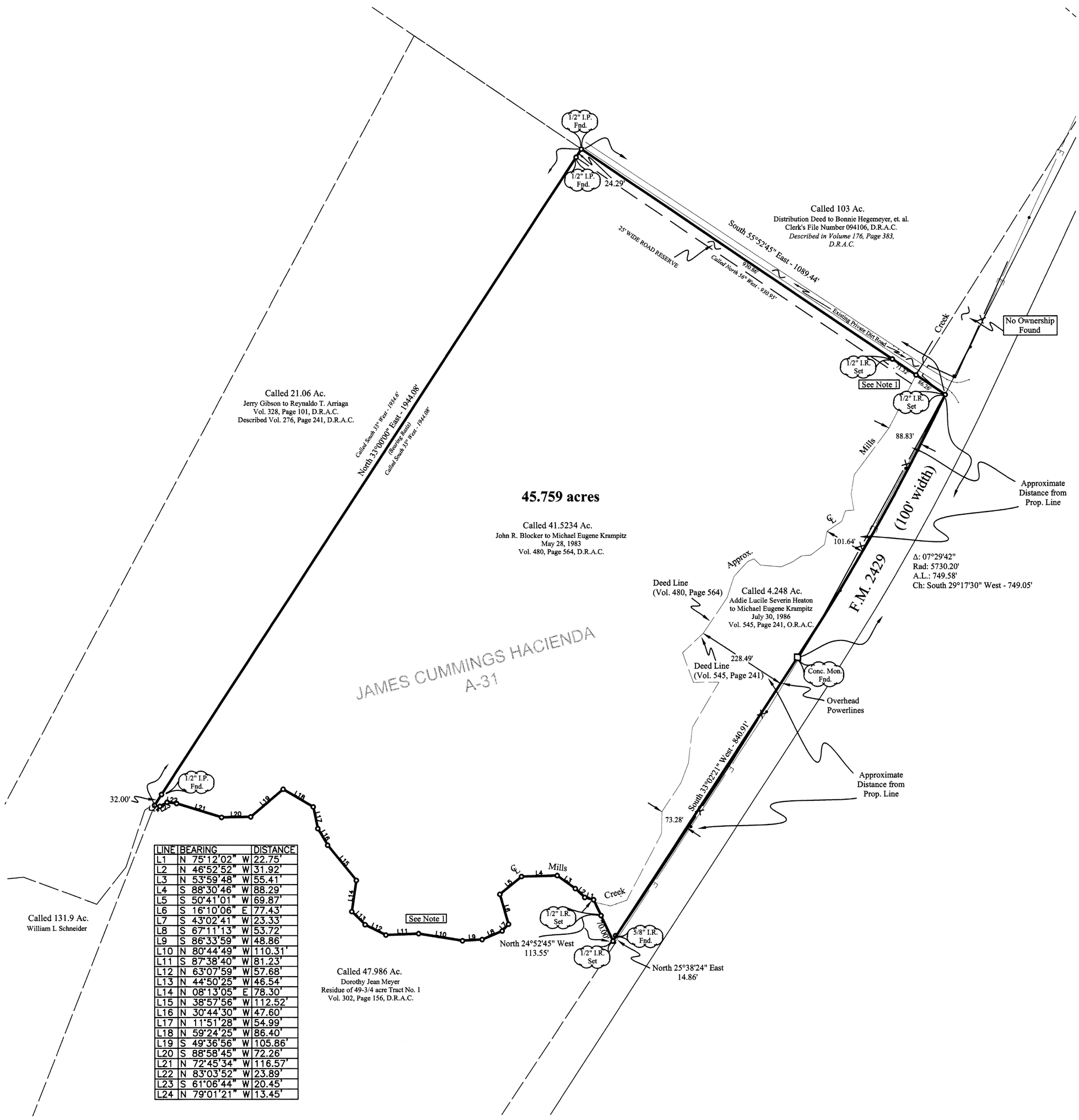

LINE	BEARING	DISTANCE
L1	N 75°12'02" W	22.75'
L2	N 46°52'52" W	31.92'
L3	N 53°59'48" W	55.41'
L4	S 88°30'46" W	88.29'
L5	S 50°41'01" W	69.87'
L6	S 16°10'06" E	77.43'
L7	S 43°02'41" W	23.33'
L8	S 67°11'13" W	53.72'
L9	S 86°33'59" W	48.86'
L10	N 80°44'49" W	110.31'
L11	S 87°38'40" W	81.23'
L12	N 63°07'59" W	57.68'
L13	N 44°50'25" W	46.54'
L14	N 08°13'05" E	78.30'
L15	N 38°57'56" W	112.52'
L16	N 30°44'30" W	47.60'
L17	N 11°51'28" W	54.99'
L18	N 59°24'25" W	86.40'
L19	S 49°36'56" W	105.86'
L20	S 88°58'45" W	72.26'
L21	N 72°45'34" W	116.57'
L22	N 83°03'52" W	23.89'
L23	S 61°06'44" W	20.45'
L24	N 79°01'21" W	13.45'

NOTE 1: Iron rods not set along centerline of Mills Creek

PLAT OF SURVEY

NOTE: This survey consists of a separate plat and legal description.

This survey was made without the benefit of a Title Commitment.

This property is in Zone A of the 100 year Flood Plain, according to the Austin County, Texas Flood Plain Map Community Panel No. 480704 0195 E dated September 3, 2010 with no Base Flood Elevation determined.

All bearings recited hereon are based on the Northwest property line of this tract running North 33°00'00" East.

BEING A 45.759 ACRE TRACT OF LAND, BEING MADE UP OF A CALLED 41.5234 ACRE TRACT DEEDED FROM JOHN R. BLOCKER TO MICHAEL EUGENE KRAMPITZ AND RECORDED IN VOLUME 480, PAGE 564, DEED RECORDS OF AUSTIN COUNTY AND A CALLED 4.248 ACRE TRACT DEEDED FROM ADDIE LUCILE SEVERIN HEATON TO MICHAEL EUGENE KRAMPITZ AND RECORDED IN VOLUME 545, PAGE 241, OFFICIAL RECORDS OF AUSTIN COUNTY, LOCATED IN THE UPPER 1-1/2 LEAGUES OF THE JAMES CUMMINGS HACIENDA, ABSTRACT 31, AUSTIN COUNTY, TEXAS.

The Undersigned does certify that the above is an accurate Plat of Survey, made on the ground, of the property legally described hereon in April, 2016 and is correct, and that there are no discrepancies, conflicts, encroachments or easements apparent on the ground except as shown hereon.

STATE OF TEXAS REGISTERED DAVID LEYENDECKER 2085 PROFESSIONAL LAND SURVEYOR

For Clay & Leyendecker, Inc.
David Leyendecker, R.P.L.S.
Texas Registration No. 2085

This survey is valid only with an original signature.

*Revised: 04-15-16

Clay & Leyendecker, Inc.

Consulting Engineers & Surveyors
Katy, Texas
Texas Registered Engineering Firm F-2309

Scale :	1" = 200'
File Name:	16-033
Dwn. By : JL	Date : 04-11-16

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