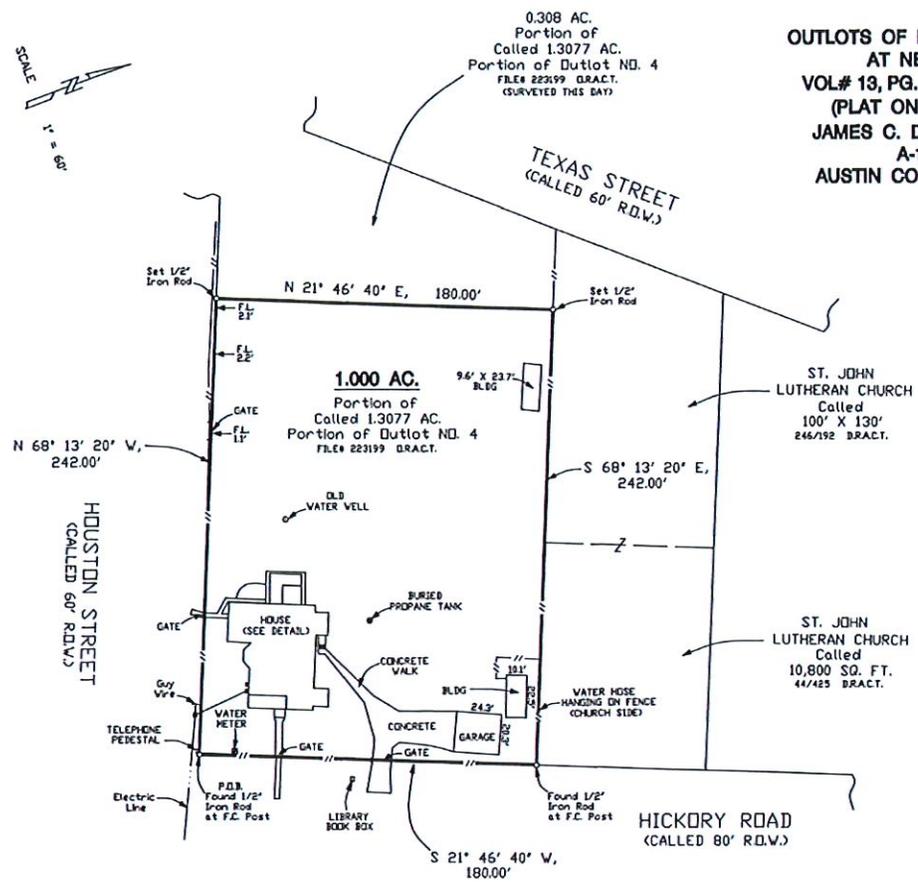
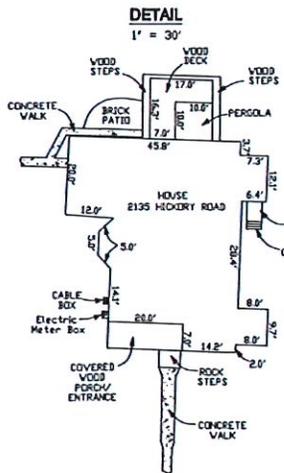


**OUTLOTS OF RAILROAD DEPOT
AT NEW ULM
VOL# 13, PG. 470 D.R.A.C.T.
(PLAT ON PAGE 472)
JAMES C. DUFF SURVEY
A-156
AUSTIN COUNTY, TEXAS**



- NOTES: 1.) The tract of land shown hereon lies within Zone "X" (Areas of Minimal Flood Hazard) of the Flood Hazard Zone according to the F.I.R.M., Flood Insurance Rate Map# 48015C 0175F, Map Revised October 18, 2019.
- 2.) Bearings shown hereon are based upon Grid North as determined from G.P.S. Observation, State Plane Coordinates, Texas South Central Zone, NAD 83.
- 3.) Reference is hereby made to metes and bounds description, of the subject tract, prepared this day.
- 4.) Reference is hereby made to letter of plat exemption from Austin County Planning & Development Department, dated March 10, 2025.
- 5.) All 1/2" Iron rods set are capped with yellow cap Mkd. "Alexander Surveying".
F.C. - Fence Corner
F.L. - Fence Line
→ ← ↑ ↓ - Denotes direction and distance from Deed Line to object.
- 6.) 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.



I, Glen S. Alexander, Registered Professional Land Surveyor, do hereby certify that the plat and/or the description shown hereon accurately represents the results of an on the ground survey made under my direction and supervision on MARCH 19, 2025 and all corners and acreage are shown hereon. There are no conflicts, protrusions or easements apparent on the ground, except as shown and/or noted hereon.

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.

Glen S. Alexander
Glen S. Alexander - Registered Professional Land Surveyor, #4194



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Glen S. Alexander	County AUSTIN	Field Crew J.E.
R.P.L.S. No. #4194	Survey JAMES C. DUFF SURVEY, A-156	Computations G.A.
TBPELS FIRM NO. 10134400	City NEW ULM	Drafting D.C.
Date MARCH 19, 2025	Addition	A.C. VOL 13, PG 41 228156354 Work Order 25-8475



ALEXANDER SURVEYING
LAND SURVEYORS

ALISON MCLEAN

1.000 ACRES

ALL THAT TRACT OR PARCEL OF LAND consisting of 1.000 Acres located and being a part of Outlot No. 4 of the Outlots of Railroad Depot at New Ulm, recorded in Volume 13, Page 470 of the Deed Records of Austin County, Texas (Plat on Page 472), James C. Duff Survey, A-156, Austin County, Texas. Subject tract being a portion of the called 1.3077 Acre tract, described in Deed to Alison McLean, recorded in File# 223199 of the Official Records of Austin County, Texas. Said tract consisting of 1.000 Acres and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at a fence corner post at the intersection of the West Right-of-way of Hickory Road (Called 80' R.O.W.) and the North Right-of-way of Houston Street (Called 60' R.O.W.) for the Southeast corner of Outlot No. 4, the Southeast corner of the 1.3077 Acre parent tract and the herein described tract;

THENCE N 68° 13' 20" W, with the North Right-of-way of Houston Street and generally, but partly with an existing fence, a distance of 242.00 ft. to a 1/2" iron rod set 2.1 ft. North of the existing fence for the Southeast corner of the 0.308 Acre tract which is a portion of the 1.3077 Acre parent tract that has been surveyed and described this day, for the Southwest corner of the herein described tract;

THENCE N 21° 46' 40" E, severing the 1.3077 Acre parent tract and with the common line with the 0.308 Acre tract, a distance of 180.00 ft. to a 1/2" iron rod set in the South line of the called 100' X 130' tract belonging to St. John Lutheran Church, recorded in Volume 246, Page 192 D.R.A.C.T., the same being the Northeast corner of the 0.308 Acre tract for the Northwest corner of the herein described tract;

THENCE S 68° 13' 20" E, with the South line of the St. John Lutheran Church tract and a projection with the South line of the called 10,800 Sq. Ft. tract belonging to St. John Lutheran Church, recorded in Volume 44, Page 425 D.R.A.C.T. and generally with an existing fence, a distance of 242.00 ft. to a 1/2" iron rod found at a fence corner post in the West Right-of-way of Hickory Road for the Southeast corner of the St. John Lutheran Church called 10,800 Sq. Ft. tract, the Northeast corner of the 1.3077 Acre parent tract and the Northeast corner of the herein described tract;

March 19, 2025
W.O.# 25-8475

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ALISON MCLEAN

1.000 ACRES (continued)

THENCE S 21° 46' 40" W, with the West Right-of-way of Hickory Road and generally with an existing fence, a distance of 180.00 ft. to the PLACE OF BEGINNING and containing 1.000 Acres.

NOTES: Bearings shown hereon are based upon Grid North as determined from G.P.S. Observation, State Plane Coordinates, Texas South Central Zone, NAD 83.

Reference is hereby made to plat, of the subject tract, prepared this day.

Reference is hereby made to letter of plat exemption from Austin County Planning and Development Department, dated March 10, 2025.

All 1/2" iron rods set are capped with yellow cap Mkd. "Alexander Surveying".

March 19, 2025
W.O.# 25-8475

GLEN S. ALEXANDER

Glen S. Alexander
Registered Professional Land Surveyor, #4194



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