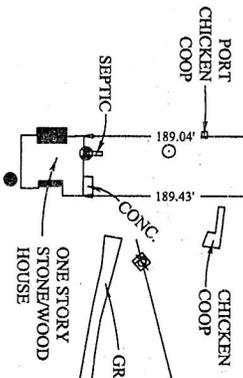




HENRY OTTO EBHEN
CALLED 49.19 ACRES
VOL. 716, PAGE 503

S 49°59'45" E 1302.26'



14.20 ACRES

CHRISTOPHER J. HLAVINKA TRUSTE
CALLED 99.06 ACRES
VOL. 590, PAGE 512

N 25°23'52" E 621.96'

N 50°05'26" W 503.56'

BILLY R. & SONDRAL D. BRAU
CALLED 9.02 ACRES
VOL. 708, PAGE 126

SCOTT B. & SHAWNAL L. SPEED
CALLED 5.00 ACRES
DEED# 213776

N 50°10'09" W 467.16'

TIEMANN ROAD (40' WIDE APPARANT R.O.W.)

File name: 22 - 04788 - TIEMANN RD - 2612.DWG
Plot date: 10/28/22

LINE	DISTANCE	BEARING
L1	84.36'	N 15°30'06" E
L2	100.47'	S 34°01'08" W

SURVEY LEGEND

- WATER WELL
- BELL TOWER
- POWER POLE
- METAL SIGN
- PROpane TANK
- SEWER CLEANOUT
- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- ORDNANCE BUILDING LINE (L)
- PLATTED BUILDING LINE (L)
- RESTRICTIONS BUILDING LINE (L)
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED 92LS 419" FOUND
- 1/2" IRON ROD - LEAVING
- 3/8" IRON ROD W/ RUBBED YELLOW PLASTIC CAP - ROUND - LEAVING
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD FOUND
- COVERED CONC.

1) The bearings of this survey are based on the Texas State Plane Coordinate System, South Central Zone, NAD83(2011) EPOCH 2010, and boundary referenced to 1/2" & 3/8" iron rods found and referred to the previous recorded plat.

2) Drawing Scale is 1"=150'

3) Drawn by: Adam Wallace

4) Said lot does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48015C0175F effective date, 10-18-2019

I, Adam Wallace, Registered Professional Land Surveyor No. 6132, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey performed on October 28th, 2022, made under my supervision and that there are no encroachments or overlaps unless otherwise shown.

Adam Wallace
Texas Registered Professional
Land Surveyor, Number 6132



SURVEY PLAT

AREA: 14.20 ACRES - INST. 181366
ABSTRACT: THOMAS HILL LEAGUE, A-48
STREET ADDRESS: 2612 TIEMANN ROAD

COUNTY: AUSTIN
SURVEYED FOR: AMANDA GATES
TITLE OR: BELLVILLE ABSTRACT GFM 48365

ATM Surveying
P.O. Box 10313, College Station, TX 77840
PHONE: (979)209-9291 email: Adam@ATMSurveying.com
www.ATMSurveying.com - FRM #01784-00

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 14.20 acres in the Thomas Hill League, A-48, Austin County, Texas, being the same tract as recorded in Instrument Number 131863, of the Austin County Official Records (A.C.O.R.). All bearings of this survey are referenced to the Texas State Plane Coordinate System, South Central Zone, NAD83(2011) Epoch 2010, and boundary referenced to 1/2" iron rods called for and found as noted in the previously recorded deed, and as surveyed on the ground on October 28th of 2022. This description is also referred to the plat prepared by ATM Surveying, Project No. 2022-04793, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for the east corner of this tract, also being the south corner of the Henry Otto Eben called 49.19 acre tract, as recorded in Vol. 776, Page 503, of the A.C.O.R., also being a point on the northwest right-of-way line of Tiemann Road(40' wide apparant R.O.W.);

THENCE South 34°01'08" West, a distance of 100.47 feet along the common line between this tract and said Tiemann Road to a 1/2" iron rod found leaning slightly for a south corner of this tract, also being the east corner of the Scott B. & Shawna L. Speed, called 5.00 acre tract, as recorded in Inst. Number 213776, of the A.C.O.R.;

THENCE along the common line between this tract and said Speed tract for the following calls:

North 49°59'14" West, a distance of 209.42 feet to a 1/2" iron rod found with a busted yellow cap for an interior corner of this tract;

South 34°08'10" West, a distance of 370.31 feet to a 1/2" iron rod found for a south corner of this tract;

North 50°10'09" West, a distance of 467.16 feet to a 1/2" iron rod found with a yellow plastic cap marked "RPLS 4194" for an interior corner of this tract;

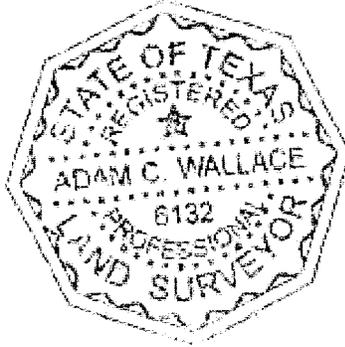
South 34°08'30" West, a distance of 209.21 feet to a 1/2" iron rod found with a yellow plastic cap marked "RPLS 4194" for a south corner of this tract, also being a point on the northeast line of the Billy R. and Sondra D. Brau called 9.02 acre tract, as recorded in Vol. 708, Page 126, of the A.C.O.R.;

THENCE North 50°05'26" West, a distance of 503.56 feet along said Brau tract to a 1/2" iron rod found leaning for the west corner of this tract, also being the north corner of said Brau tract, also being a point on the southeast line of the Christopher J. Hlavinka Trustee, called 99.06 acre tract, as recorded in Vol. 590, Page 512, of the A.C.O.R.;

THENCE North 25°23'52" East, a distance of 621.96 feet along said Hlavinka tract to a 1/2" iron rod found leaning for a bend in this tract;

THENCE North 15°30'06" East, a distance of 84.36 feet along said Hlavinka tract to a 3/8" iron rod found for a north corner of this tract, also being the west corner of said Eben tract;

THENCE South 49°59'45" East, a distance of 1302.26 feet along the common line with said Eben tract to the **PLACE OF BEGINNING** containing 14.20 acres.



Adam Wallace

Texas Registered Professional Land Surveyor No. 6132 - FIRM #101784-00
22 - 04788 - Tiemann Rd - 2612-legal—10/28/2022

**T-47.1 RESIDENTIAL REAL PROPERTY DECLARATION IN LIEU OF AFFIDAVIT
(Provided in accordance with Texas Civil Practice and Remedies Code Section 132.001)**

Date: August 17, 2025 GF No. _____
Declarant: David Gates and Amanda Gates
Description of Property: 14.177 acres, more or less, with improvements in the Thomas Hill League, A-48
County Austin, Texas
Date of Survey: 10/28/22

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

The undersigned declares as follows:

1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of my actual knowledge and belief, since the Date of the Survey, there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, or other permanent improvements or fixtures;
 - b. changes in the location of boundary fences or boundary walls;
 - c. construction projects on immediately adjoining property(ies) which construction occurred on or near the boundary of the Property;
 - d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below):

Added fencing along driveway & added a barn

5. I understand that Title Company is relying on the truthfulness of the statements made in this Declaration to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Declaration is not made for the benefit of any other parties and does not constitute a warranty or guarantee of the location of improvements.

6. I understand that I have no liability to Title Company should the information in this Declaration be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.
7. ALL STATEMENTS IN THIS DECLARATION ARE TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

<p>My name is David Gates _____.</p> <p>My date of birth is <u>06-05-76</u> _____.</p> <p>and my address is 2612 Tiemann Road _____.</p> <p>New Ulm, TX 78950 _____.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Austin</u> County, State of <u>Texas</u>, on the <u>17th</u> day of <u>August</u>, <u>2025</u>.</p> <p>Signed: </p> <p>_____ Declarant</p>	<p>My name is Amanda Gates _____.</p> <p>My date of birth is <u>11-26-81</u> _____.</p> <p>and my address is 2612 Tiemann Road _____.</p> <p>New Ulm, TX 78950 _____.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Austin</u> County, State of <u>Texas</u>, on the <u>17th</u> day of <u>August</u>, <u>2025</u>.</p> <p>Signed: </p> <p>_____ Declarant</p>
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