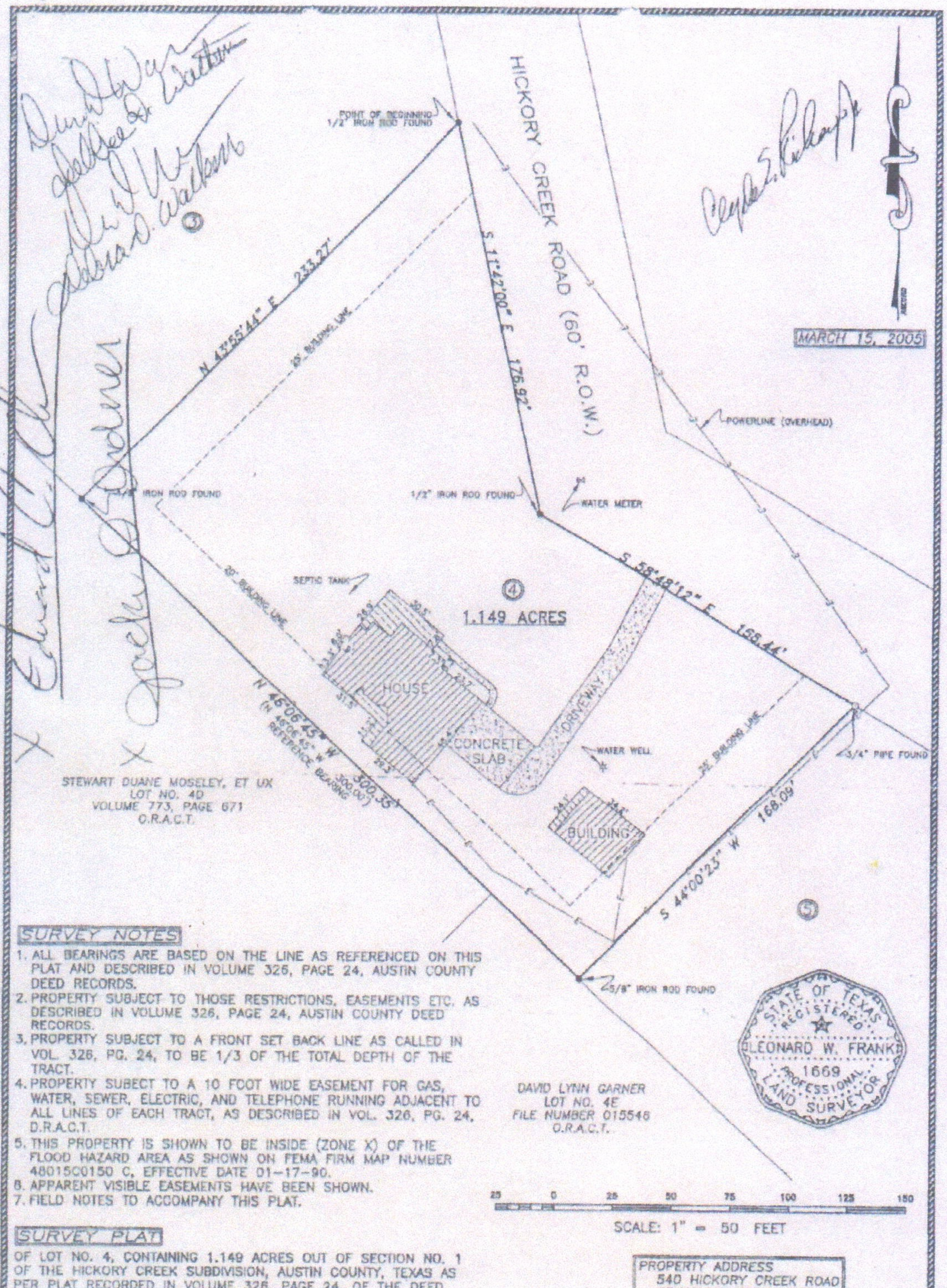


SURVEY NOTES

1. ALL BEARINGS ARE BASED ON THE LINE AS REFERENCED ON THIS PLAT AND DESCRIBED IN VOLUME 326, PAGE 24, AUSTIN COUNTY DEED RECORDS.
2. PROPERTY SUBJECT TO THOSE RESTRICTIONS, EASEMENTS ETC. AS DESCRIBED IN VOLUME 326, PAGE 24, AUSTIN COUNTY DEED RECORDS.
3. PROPERTY SUBJECT TO A FRONT SET BACK LINE AS CALLED IN VOL. 326, PG. 24, TO BE 1/3 OF THE TOTAL DEPTH OF THE TRACT.
4. PROPERTY SUBECT TO A 10 FOOT WIDE EASEMENT FOR GAS, WATER, SEWER, ELECTRIC, AND TELEPHONE RUNNING ADJACENT TO ALL LINES OF EACH TRACT, AS DESCRIBED IN VOL. 326, PG. 24, D.R.A.C.T.
5. THIS PROPERTY IS SHOWN TO BE INSIDE (ZONE X) OF THE FLOOD HAZARD AREA AS SHOWN ON FEMA FIRM MAP NUMBER 48015C0150 C, EFFECTIVE DATE 01-17-90.
6. APPARENT VISIBLE EASEMENTS HAVE BEEN SHOWN.
7. FIELD NOTES TO ACCOMPANY THIS PLAT.

SURVEY PLAT

OF LOT NO. 4, CONTAINING 1.149 ACRES OUT OF SECTION NO. 1 OF THE HICKORY CREEK SUBDIVISION, AUSTIN COUNTY, TEXAS AS PER PLAT RECORDED IN VOLUME 326, PAGE 24, OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS. SAID LOT NO. 4 BEING ALSO THAT SAME PROPERTY DESCRIBED IN A DEED TO NOLEN D. ROBERTS AND WIFE, LYNN S. ROBERTS, RECORDED IN FILE NUMBER 036465, OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS.

I, LEONARD W. FRANK, DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT ACCURACY REQUIREMENTS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV SURVEY.

FOR FRANK SURVEYING CO., INC.
BY: LEONARD W. FRANK, RPLS
REGISTRATION NO. 1669
COLORADO COUNTY SURVEYOR

FILE NAME: 05-70.DWG
PLOT DATE: 03/15/05

PROPERTY ADDRESS
540 HICKORY CREEK ROAD
BELLVILLE, TEXAS 77418

BOUNDARY SURVEY OF LOT NO. 4 HICKORY CREEK RANCH SUBDIVISION SEC-1, AUSTIN COUNTY, TEXAS

102 BECICA STREET
COLUMBUS, TX 78934
979.732.3114

FRANK SURVEYING COMPANY

COPYRIGHT 2005
ALL RIGHTS RESERVED

SCALE: 1" = 50'	PROJECT NO: 05-70	SHEET 1 OF 1
FIELD CREW: RDF/PEP	CHECKED BY: MWL	COMPUTATION: MWL
	DRAWN BY: JORDAN K.	REV: