

SYCAMORE HILL
27 RESIDENTIAL LOTS - 1 BLOCK - 2 RESTRICTED RESERVES

A 155.521 ACRE SUBDIVISION CONSISTING OF TWENTY SEVEN (27) RESIDENTIAL LOTS, ONE (1) BLOCK AND TWO (2) RESTRICTED RESERVES, BEING A PLAT OF ALL OF THAT CALLED 155.521 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN CLERK FILE NO. 033512, AUSTIN COUNTY OFFICIAL RECORDS, SAID 155.521 ACRES OF LAND BEING IN THE WILLIAM KUYKENDALL 1/4 LEAGUE, ABSTRACT 62, AND THE JOHN FITZGIBBON 1/2 LEAGUE, ABSTRACT 37, AUSTIN COUNTY, TEXAS.

OWNER'S RELEASE

WE, NANCY NARON, PRESIDENT AND DENNIS M. HOLDER, SECRETARY OF LAND OF OAKS DEVELOPMENT LLC, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF SYCAMORE HILL, MAKE SUBDIVISION OF THE PROPERTY ON BEHALF OF THE CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN AND DEDICATED FOR PUBLIC USE, THE STREETS, ALL ALLEYS, PARKS AND EASEMENTS SHOWN, AND WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERNATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO THE GRADES, AND BIND OURSELVES, OUR HEIRS SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, THERE IS HEREBY DEDICATED A TWENTY (20) FOOT UTILITY EASEMENT ALONG AND ADJACENT TO ALL INTERIOR PROPERTY LINES OR LOT LINES IN THE SUBDIVISION AS SHOWN HEREON.

FURTHER, THERE IS HEREBY DEDICATED A FIFTEEN (15) FOOT UTILITY EASEMENT ALONG AND ADJACENT TO AL ROADS AND STREETS IN THE SUBDIVISION.

FURTHER, THERE IS HEREBY DEDICATED TO THE UTILITY COMPANIES THE RIGHT TO BUILD AND MAINTAIN BURIED OR AERIAL UTILITY LINES ACROSS ALL ROADS AND STREETS IN ORDER TO PROVIDE SERVICE TO ALL LOTS AND TRACTS WITHIN THE SUBDIVISION.

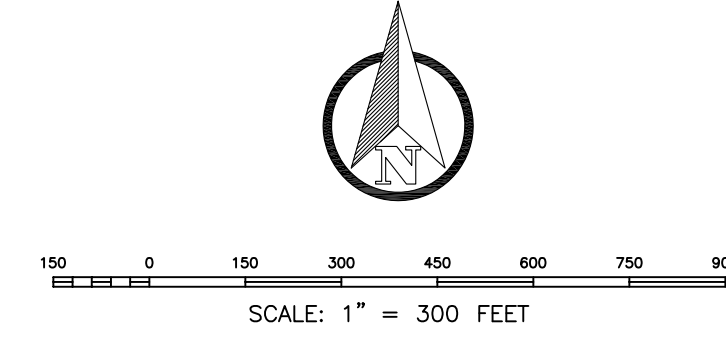
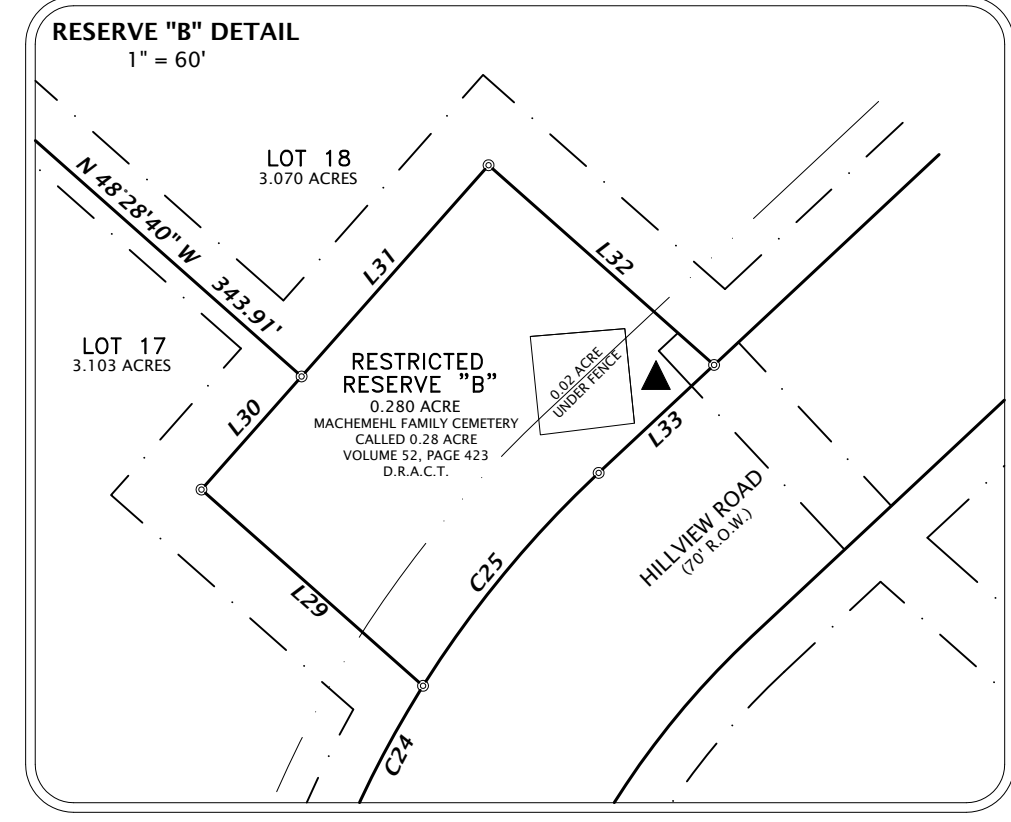
THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT.

IN TESTIMONY, HERETO, THE LAND OF OAKS DEVELOPMENT LLC, HAS CAUSED TO BE SIGNED BY NANCY NARON, RESIDENT, AND DENNIS M. HOLDER, SECRETARY, THIS _____ DAY OF _____, 20_____

Attest:

NANCY NARON, PRESIDENT
LAND OF OAKS DEVELOPMENT LLC
P.O. BOX 156
CAT SPRING, TEXAS 78933
979.865.8930

DENNIS M. HOLDER, SECRETARY
Dennis M. Holder
P.O. BOX 156
CAT SPRING, TEXAS 78933
979.865.8930



- LEGEND**
- IRON ROD FOUND (AS NOTED ON PLAT)
 - 5/8" IRON ROD SET W/ 2" ALUM. CAP
 - ▲ MAG NAIL SET W/STAMPED DISC
 - BENCHMARK DISK (SEE NOTE)
 - ACCESS EASEMENT
 - BUILDING SETBACK LINE
 - UTILITY EASEMENT
 - DRAINAGE EASEMENT
 - (TYP) TYPICAL
 - () RECORD INFORMATION

GENERAL SUBDIVISION NOTES

1. THERE IS NO VISIBLE EVIDENCE OF EXISTING PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARIES OF THIS SUBDIVISION PLAT.
2. MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE TWELVE INCHES (12") ABOVE THE BASE FLOOD ELEVATION, TWELVE INCHES (12") ABOVE IMMEDIATE ADJACENT NATURAL GROUND WITHIN FIVE FEET (5') OF THE STRUCTURE, TWELVE INCHES (12") ABOVE THE CENTERLINE OF A ROAD ON WHICH THE PROPERTY FRONTS IF THE AREA IS GENERALLY LEVEL OR IF THE AREA AROUND THE STRUCTURE DRAINS TOWARD THE ROAD, OF TWELVE INCHES (12") ABOVE THE TOP OF ANY CONTROLLING DRAINAGE INFRASTRUCTURE DOWNSTREAM OF THE STRUCTURE STRUCTURE.

FLOOD PLAIN BUILDING NOTE

1. STRUCTURES BUILT ON LOTS IN THE DESIGNATED FLOOD PLAIN MUST BE ELEVATED TO THE BASE FLOOD ELEVATION; NO BUILDING PERMITS WILL BE ISSUED IN A FLOODWAY BELOW THE BASE FLOOD ELEVATION (B.F.E.). CONTACT THE FLOODPLAIN ADMINISTRATOR'S OFFICE FOR SPECIFIC INFORMATION.

STREET WIDENING EASEMENT NOTE

1. RIGHT OF WAY EASEMENTS FOR WIDENING STREETS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL A STREET OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY STREET WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENT OR MAINTENANCE.

OWNER'S RESPONSIBILITIES

1. THE BUILDING OF ALL STREETS, BRIDGES OR CULVERTS IS THE RESPONSIBILITY OF THE OWNERS IN ACCORDANCE WITH THE PLANS PRESCRIBED BY COMMISSIONER'S COURT. COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD OR MAINTAIN ANY OF THE STREETS SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS. UPON COMPLETION OF ALL OBLIGATIONS BY THE DEVELOPER AND WRITTEN APPROVAL FROM THE COMMISSIONER'S COURT, THE COUNTY WILL ASSUME FULL RESPONSIBILITY FOR MAINTENANCE OF THE STREETS. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR THE DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE STREETS, OPERATION AND MAINTENANCE OF DETENTION FACILITIES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, OR A PROPERTY OWNER'S ASSOCIATION, OR EQUIVALENT, WITH THE AUTHORITY TO LEVY FEES FOR SUCH MAINTENANCE AND OPERATION.
2. OTHER THAN THE DRAINAGE DITCHES ALONG HILLVIEW ROAD AND OLD HIGHWAY 36 AND THE DRAINAGE EASEMENTS SHOWN ON THE PLAT, MAINTENANCE OF ALL DRAINAGE CHANNELS, RAVINES, CREEKS, GULLIES, DRAWS, DETENTION EASMENT AROUND LAKE AND ALL DRAINAGE STRUCTURES ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL A PROPERTY OWNERS ASSOCIATION IS FORMED TO TAKE OVER THE RESPONSIBILITY.
3. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT.
4. THE OWNERS OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

CERTIFICATE OF COMMISSIONER'S COURT

STATE OF TEXAS
COUNTY OF AUSTIN
APPROVED BY COMMISSIONER'S COURT OF AUSTIN COUNTY, TEXAS, THIS _____ DAY OF _____, 20_____

CERTIFICATE OF COUNTY ENGINEER

I, _____ COUNTY ENGINEER OF AUSTIN COUNTY, CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL EXISTING RULES AND REGULATIONS OF AUSTIN COUNTY.
DATE _____ COUNTY ENGINEER

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I, MATTHEW W. LOESSIN, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL BLOCK CORNERS, LOT CORNERS AND PERMANENT REFERENCED MONUMENTS HAVE BEEN SET; THAT PERMANENT CONTROL POINTS WILL BE SET AT COMPLETION OF CONSTRUCTION AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.
DATE _____ AUSTIN COUNTY ENVIRONMENTAL OFFICE

CERTIFICATE OF RECORDER

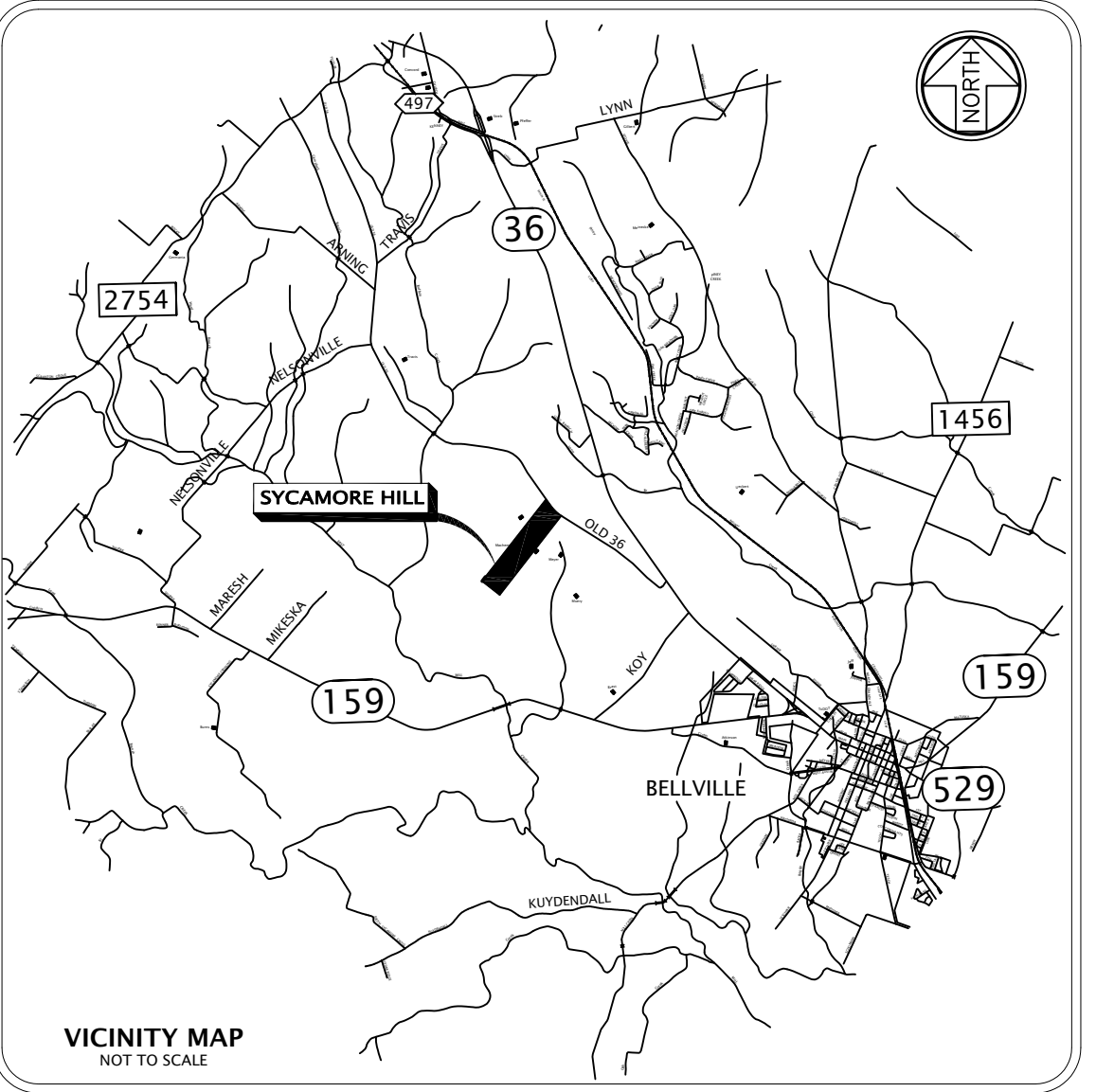
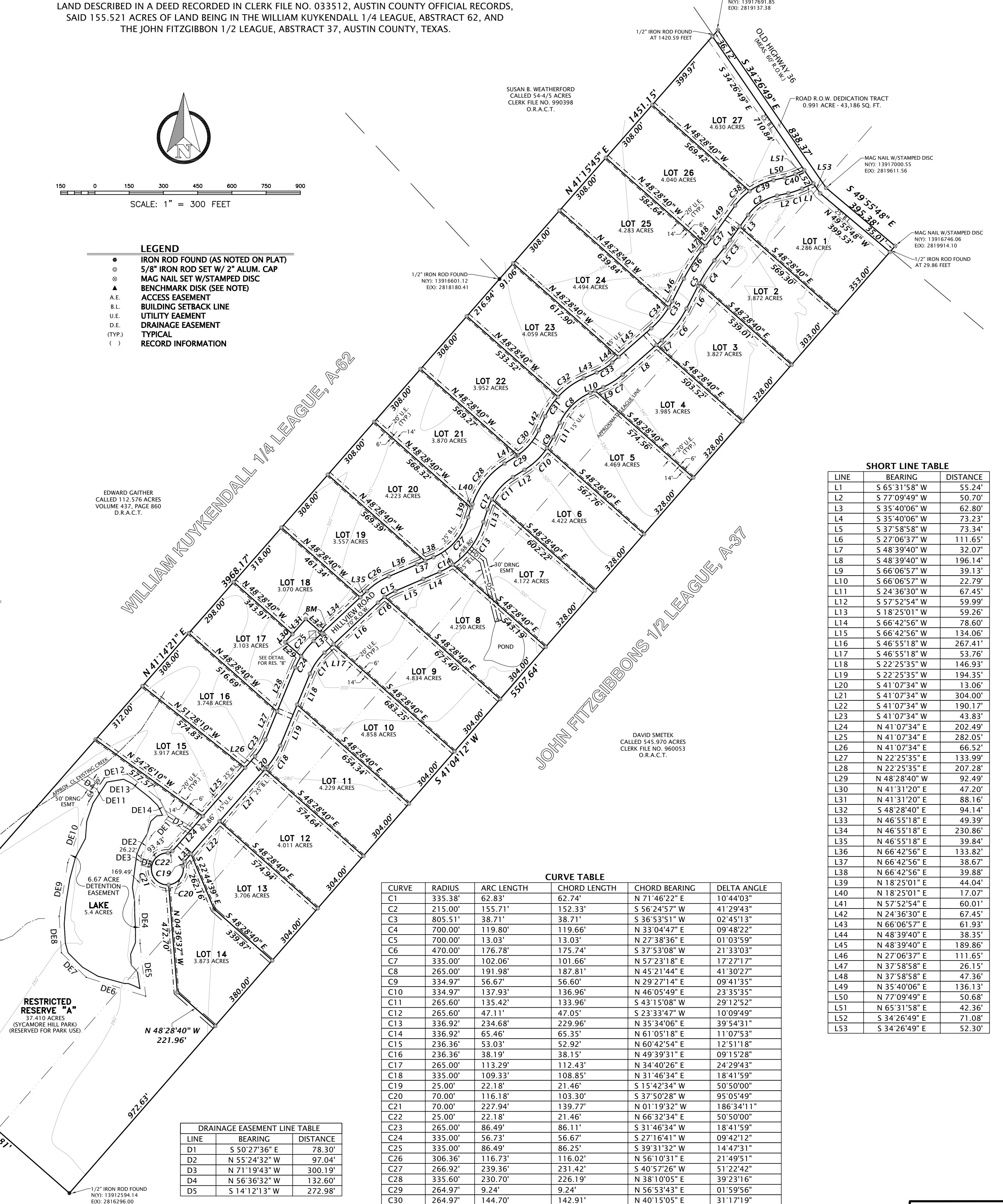
STATE OF TEXAS
COUNTY OF AUSTIN
I, _____ COUNTY CLERK OF AUSTIN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____ AT _____ O'CLOCK, _____ AND IN VOLUME _____ PAGE _____ OF THE MAP RECORDS OF AUSTIN COUNTY FOR SAID COUNTY.
WITNESS MY HAND AND SEAL OF OFFICE, AT BELLVILLE, AUSTIN COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

APPROVAL BY PLAT ROOM RECORDER

DATE _____ PLAT BOOK RECORDER
COUNTY CLERK FILE NO. _____
PLAT CABINET NO. _____ PAGE NO. _____
BY: _____ DEPUTY

PROPERTY DEVELOPER

LAND OF OAKS DEVELOPMENT LLC
ATTN: NANCY NARON
P.O. BOX 156
CAT SPRING, TX 78933
(979) 865-9730



METES AND BOUNDS DESCRIPTION

DESCRIPTION OF 155.521 ACRES OF LAND OUT OF THE WILLIAM KUYKENDALL 1/4 LEAGUE, ABSTRACT NO. 62, AND THE JOHN FITZGIBBON 1/2 LEAGUE, ABSTRACT NO. 37, AUSTIN COUNTY, TEXAS AND BEING THAT SAME PROPERTY DESCRIBED IN A DEED RECORDED IN CLERK FILE NO. 033512, OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 155.521 ACRE TRACT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND (GRID COORDINATES = N 13912594.14 E 2816296.00) FOR THE SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT, BEING ALSO A COMMON INTERIOR CORNER OF A CALLED 54-4/5 ACRE TRACT DESCRIBED IN A DEED TO DAVID SMETEK, RECORDED IN CLERK FILE NO. 960053, AUSTIN COUNTY OFFICIAL RECORDS;

THENCE NORTH 48° 44' 55" WEST WITH THE SOUTHWEST LINE OF THE HEREIN DESCRIBED TRACT, BEING A COMMON INTERIOR LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 1231.81 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, BEING ALSO A COMMON NORTHERLY CORNER OF SAID SMETEK TRACT AND BEING ALSO IN THE COMMON SOUTHWEST LINE OF A CALLED 154.701 ACRE TRACT DESCRIBED IN A DEED TO STANLEY A. JACKSON, RECORDED IN CLERK FILE NO. 056762, AUSTIN COUNTY OFFICIAL RECORDS;

THENCE NORTH 40° 42' 00" EAST WITH THE SOUTHWEST LINE OF THE SAID JACKSON TRACT, BEING THE COMMON NORTHERLY LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 287.26 FEET TO A 3/8 INCH IRON ROD FOUND FOR AN EASTERLY CORNER OF SAID JACKSON TRACT, BEING ALSO A COMMON SOUTHERLY CORNER OF A CALLED 112.576 ACRE TRACT DESCRIBED IN A DEED TO EDWARD GATHER, RECORDED IN VOLUME 437, PAGE 860, AUSTIN COUNTY DEED RECORDS;

THENCE NORTH 41° 14' 21" EAST CONTINUING WITH THE NORTHWEST LINE OF THE HEREIN DESCRIBED TRACT, THE COMMON SOUTHWEST LINE OF THE SAID 112.576 ACRE TRACT A DISTANCE OF 3968.17 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE EASTERLY CORNER OF THE SAID 112.576 ACRE TRACT, BEING ALSO THE COMMON SOUTHWEST LINE OF A CALLED 54-4/5 ACRE TRACT DESCRIBED IN A DEED TO SUSAN B. WEATHERFORD, RECORDED IN CLERK FILE NO. 990398, AUSTIN COUNTY OFFICIAL RECORDS;

THENCE NORTH 41° 15' 45" EAST CONTINUING WITH THE NORTHWEST LINE OF THE HEREIN DESCRIBED TRACT, BEING THE COMMON SOUTHWEST LINE OF THE SAID WEATHERFORD TRACT AND AT 1420.59 FEET A 1/2 INCH IRON ROD FOUND IN THE SOUTHWEST LINE OF OLD HIGHWAY 36 (MEASURES 60' R.O.W.) AND CONTINUING FOR A TOTAL DISTANCE OF 1451.15 FEET TO A MAG NAIL SET W/STAMPED DISC FOR THE NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE CALLED NORTHEAST LINE OF THE HEREIN DESCRIBED TRACT AND BEING WITHIN THE LIMITS OF SAID OLD HIGHWAY 36; SOUTH 34° 26' 49" EAST A DISTANCE OF 838.37 FEET TO A MAG NAIL SET W/STAMPED DISC FOR CORNER AND CONTINUING SOUTH 49° 55' 48" EAST A DISTANCE OF 395.38 FEET TO A MAG NAIL SET W/STAMPED DISC FOR THE EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 41° 04' 12" WEST WITH THE SOUTHWEST LINE OF THE HEREIN DESCRIBED TRACT, BEING THE COMMON NORTHWEST LINE OF THE SAID SMETEK 545.970 ACRE TRACT AND AT 29.86 FEET A 1/2 INCH IRON ROD FOUND IN THE SOUTHWEST LINE OF SAID OLD HIGHWAY 36 AND CONTINUING FOR A TOTAL DISTANCE OF 550.44 FEET TO THE POINT OF BEGINNING, CONTAINING 155.521 ACRES OF LAND, MORE OR LESS, AND OF WHICH 0.48 ACRES BEING RESERVED AS THE MACHEMELH FAMILY CEMETERY, AS RECORDED IN VOLUME 52, PAGE 423, AUSTIN COUNTY DEED RECORDS.

SURVEY NOTES

1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSION ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED AND ANY COORDINATES SHOWN ARE GRID COORDINATES.
3. THE SURVEYOR DID NOT ABSTRACT THE PROPERTY AND ANY MATTERS OF RECORD SHOWN ARE STRICTLY BASED ON A TITLE COMMITMENT ISSUED ON MARCH 19, 2010 (EFFECTIVE: MARCH 19, 2010) BY ALL TEXAS TITLE, C.F. NO. 81637.
4. THE 0.28 ACRE TRACT EMBRACING THE MACHEMELH FAMILY CEMETERY AS RECORDED IN VOLUME 52, PAGE 423, AUSTIN COUNTY DEED RECORDS IS NOT DESCRIBED ACCURATELY ENOUGH TO LOCATE ON GROUND. THE DEVELOPER HAS INSTRUCTED THE SURVEYOR TO RESERVE THE 0.28 ACRE AS SHOWN ON THIS PLAT.
5. THE PROPERTY IS SUBJECT TO BOUNDARY LINE AGREEMENTS AS RECORDED IN CLERK'S FILE NOS. 095003, 095004 AND 095005, AUSTIN COUNTY OFFICIAL RECORDS.
6. BY GRAPHICAL SCALING ONLY, THIS PROPERTY IS SHOWN TO BE INSIDE (ZONE X), AN AREA DETERMINED BY FEMA TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN, AS SHOWN ON FEMA FIRM MAP NO. 4801SC0150 C, EFFECTIVE DATE OF JANUARY 3, 1990.
7. THE BENCHMARK AS SHOWN ON PLAT IS A 5/8" IRON ROD WITH ALUMINUM CONTROL CAP SET IN CONCRETE FLUSH WITH THE GROUND AND IS LOCATED -8" NORTH OF THE EAST CORNER OF RESERVE "B" AND -25" EAST OF THE CEMETERY FENCE LINE AND IS BASED ON NGS CORS STATIONS (TXHE, TXRO, ROD1) AND HAS POST-PROCESSED GPS NAVD 88 (GEOID 09) ELEVATION OF 308.9' IN: 13915056.05 E 2817400.09

SHORT LINE TABLE

LINE	BEARING	DISTANCE
L1	S 65° 31' 58" W	55.24'
L2	S 77° 09' 49" W	50.70'
L3	S 35° 40' 06" W	62.80'
L4	S 35° 40' 06" W	73.23'
L5	S 37° 58' 58" W	73.34'
L6	S 27° 06' 37" W	111.65'
L7	S 48° 39' 40" W	32.07'
L8	S 48° 39' 40" W	196.14'
L9	S 66° 06' 57" W	39.13'
L10	S 66° 06' 57" W	22.79'
L11	S 24° 36' 30" W	67.45'
L12	S 57° 52' 34" W	59.99'
L13	S 18° 25' 01" W	59.26'
L14	S 66° 42' 56" W	78.60'
L15	S 66° 42' 56" W	134.06'
L16	S 46° 55' 18" W	267.41'
L17	S 46° 55' 18" W	53.76'
L18	S 22° 25' 35" W	146.93'
L19	S 22° 25' 35" W	194.35'
L20	S 41° 07' 34" W	13.06'
L21	S 41° 07' 34" W	304.00'
L22	S 41° 07' 34" W	190.17'
L23	S 41° 07' 34" W	43.83'
L24	N 41° 07' 34" E	202.49'
L25	N 41° 07' 34" E	282.05'
L26	N 41° 07' 34" E	66.52'
L27	N 22° 25' 35" E	133.99'
L28	N 22° 25' 35" E	207.28'
L29	N 48° 28' 40" W	92.49'
L30	N 41° 31' 20" E	47.20'
L31	N 41° 31' 20" E	88.16'
L32	N 48° 28' 40" E	94.14'
L33	N 46° 55' 18" E	49.39'
L34	N 46° 55' 18" E	230.86'
L35	N 46° 55' 18" E	39.84'
L36	N 66° 42' 56" E	133.82'
L37	N 66° 42' 56" E	38.67'
L38	N 66° 42' 56" E	39.88'
L39	N 18° 25' 01" E	44.04'
L40	N 18° 25' 01" E	17.07'
L41	N 57° 52' 34" E	60.01'
L42	N 24° 36' 30" E	67.45'
L43	N 66° 06' 57" E	61.93'
L44	N 48° 39' 40" E	38.35'
L45	N 48° 39' 40" E	189.86'
L46	N 27° 06' 37" E	111.65'
L47	N 37° 58' 58" E	26.15'
L48	N 37° 58' 58" E	47.36'
L49	N 35° 40' 06" E	136.13'
L50	N 27° 09' 49" E	50.68'
L51	N 65° 31' 58" E	42.26'
L52	S 34° 26' 49" E	71.08'
L53	S 34° 26' 49" E	52.30'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	335.38'	62.83'	62.74'	N 71° 46' 22" E	10° 44' 03"
C2	215.00'	155.71'	152.33'	S 56° 24' 37" W	41° 29' 43"
C3	805.51'	38.71'	38.71'	S 36° 53' 51" W	02° 45' 13"
C4	700.00'	119.80'	119.66'	N 33° 04' 42" E	09° 48' 22"
C5	700.00'	13.03'	13.03'	N 27° 38' 36" E	01° 03' 59"
C6	470.00'	176.78'	175.74'	S 37° 53' 08" W	21° 33' 03"
C7	335.00'	102.06'	101.66'	N 57° 23' 18" E	17° 27' 17"
C8	265.00'	191.98'	187.81'	N 45° 21' 44" E	41° 30' 27"
C9	334.97'	96.67'	96.60'	N 29° 27' 14" E	09° 41' 35"
C10	334.97'	137.93'	136.96'	N 46° 05' 49" E	23° 35' 35"
C11	265.60'	135.42'	133.96'	S 43° 15' 08" W	29° 12' 52"
C12	265.60'	47.11'	47.05'	S 23° 33' 47" W	10° 09' 49"
C13	336.92'	234.68'	229.96'	N 35° 34' 06" E	39° 54' 31"
C14	336.92'	65.46'	65.35'	N 61° 05' 18" E	11° 07' 53"
C15	236.36'	53.03'	52.92'	N 60° 42' 54" E	12° 51' 18"
C16	236.36'	38.19'	38.15'	N 49° 39' 31" E	09° 15' 28"
C17	265.00'	113.29'	112.43'	N 34° 40' 26" E	24° 29' 43"
C18	335.00'	109.33'	108.85'	N 31° 46' 34" E	18° 41' 59"
C19	25.00'	22.18'	21.46'	S 15° 42' 34" W	50° 50' 00"
C20	70.00'	116.18'	103.30'	S 37° 50' 28" W	95° 05' 49"
C21	70.00'	227.94'	139.77'	N 01° 19' 32" W	186° 34' 11"
C22	25.00'	22.18'	21.46'	N 66° 32' 34" E	50° 50' 00"
C23	265.00'	86.49'	86.11'	S 31° 46' 34" W	18° 41' 59"
C24	335.00'	56.73'	56.67'	S 27° 16' 41" W	09° 42' 12"
C25	335.00'	86.49'	86.25'	S 39° 31' 32" W	14° 47' 31"
C26	306.36'	116.73'	116.02'	N 56° 10' 31" E	21° 49' 51"
C27	266.92'	239.36'	231.42'	S 40° 57' 26" W	51° 22' 42"
C28	335.60'	230.70'	226.19'	N 38° 10' 05" E	39° 23' 16"
C29	264.97'	9.24'	9.24'	N 56° 53' 43" E	01° 59' 56"
C30	264.97'	144.70'	142.91'	N 40° 15' 05" E	31° 17' 19"
C31	335.00'	102.03'	101.63'	S 33° 20' 00" W	17° 27' 00"
C32	335.00'	140.66'	139.63'	N 54° 05' 14" E	24° 03' 27"
C33	265.00'	80.73'	80.42'	S 57° 23' 18" W	17° 27' 17"
C34	400.00'	120.10'	119.65'	S 40° 03' 34" W	17° 12' 12"
C35	400.00'	30.35'	30.34'	S 29° 12' 02" W	04° 20' 59"
C36	770.00'	146.11'	145.90'	N 32° 32' 47" E	10° 52' 21"
C37	735.51'	35.61'	35.61'	S 36° 54' 04" W	02° 46' 26"
C38	285.00'	90.34'	89.96'	S 44° 44' 57" W	18° 09' 42"
C39	285.00'	116.07'	115.27'	N 65° 29' 48" E	23° 20' 01"
C40	265.38'	49.20'	49.13'	S 71° 49' 31" W	10° 37' 22"

HORIZONTAL DATUM: NAD83/CORS 96
VERTICAL DATUM: NAVD 88 (GEOID 09)
COMBINED SCALE FACTOR: 0.999917468
BEARING BASIS: TX LAMBERT GRID SOUTH CENTRAL ZONE
DISTANCES SHOWN ARE SURFACE VALUES

SYCAMORE HILL
WILLIAM KUYKENDALL 1/4 LEAGUE, A-62 AND THE JOHN FITZGIBBON 1/2 LEAGUE, A-37, AUSTIN COUNTY

 2205 Walnut Street - Columbus, TX 78934 Ph: 979.732.3114 - Fax: 979.732.5271 www.franksurveying.com SURVEYING/GPS/GIS SERVICES	<p>WILSON ENGINEERING COMPANY, PLLC.</p> 323 FOWLKES STREET SEALY, TEXAS 77474 PHONE: 979-885-3344 FAX: 979-885-3379 www.wilsonengr.com	5-7-2010 0912313/366-001 1 of 1
Engineer: SAW Surveyor: MWL	Drawn By: DWR/MWL Scale: 1"=300'	Date: 5-7-2010 Job Number: 0912313/366-001 Sheet: 1 of 1