



CALLED 717.3 ACRES  
 PARKS & WILDLIFE DEPT. OF THE STATE OF TEXAS TO  
 BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM  
 VOL. 186, PG. 366, D.R.B.C.T.

BUESCHER STATE  
 PARK  
 CALLED 1,411.92 ACRES  
 STATE OF TEXAS  
 VOL. 97, PG. 40  
 D.R.B.C.T.

JAMES BURLESON SR. SURVEY  
 A-88  
 THOMAS THOMPSON SURVEY  
 A-64

L.J. THOMAS SURVEY  
 A-320  
 JOHN C. HUNT SURVEY  
 A-199

CALLLED 1,411.92 ACRES  
 STATE OF TEXAS  
 VOL. 97, PG. 40  
 D.R.B.C.T.

**METES AND BOUNDS DESCRIPTION:**

**ABBREVIATION LEGEND**

B.C.D.R.	BASTROP COUNTY DEED RECORDS
TPWD	TEXAS PARKS AND WILDLIFE DEPARTMENT
VOL.	VOLUME
PG.	PAGE
SQ. FT.	SQUARE FEET
ELEC.	ELECTRIC
ESMT	EASEMENT
WICAP	WITH CAP

**LEGEND**

	CHAIN LINK FENCE
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**NOTES:**

- This survey reflects boundary and easement information as per a commitment for title insurance issued by Heritage Title Company of Austin, Inc. as agent for First American Title Insurance Company, G.F. Number 201900092, dated effective February 5, 2019, date issued February 28, 2019; no additional research regarding the existence of easements or restrictions of record has been performed by MBCO Engineering LLC.
- This tract lies in Zone "X" (unshaded), designated as "Areas determined to be outside the 0.2% annual chance floodplain", as per the National Flood Insurance Program FIRM Community Panel Number 48201C0395E, latest available published revision dated January 19, 2006.
- A Zoning Report was not provided at the time of this survey; however, this tract is subject to the developmental requirements of the Bastrop County, Texas.
- There are no natural drainage courses on the subject tract.
- Mineral Rights and/or Lease Rights are not survey related and therefore not a part of this survey.
- Surface or subsurface faulting, hazardous waste or other environmental issues have not been addressed within the scope of this survey.
- Fences shown hereon are graphic, with dimensioned ties shown at specific locations where they were physically measured; the fence lines may meander between said locations.
- Bearings shown hereon based on Texas Coordinate System of 1983, Central Zone No. 4203. Distances are grid values and may be converted to surface by applying the following scale factor: 0.9999247829

I hereby certify that this plat correctly represents a survey made on the ground under my supervision on March 4, 2020 and that said survey substantially complies with the current Texas Society of Professional Surveyors Standards for Land Surveys for a Category 1B, Condition IV Standard Land Survey.

**PRELIMINARY**  
 THIS IS A PRELIMINARY DOCUMENT AND SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELED UPON AS A FINAL SURVEY DOCUMENT.  
 04-13-2020

David Powell Brister  
 Registered Professional  
 Land Surveyor  
 Texas Registration No. 6537

REV. NO.	DESCRIPTION	DATE	APP.

		1505 Highway 6 South Suite 180 Houston, Texas 77077 TBPE Reg. No. F16850 TBPLS Reg. No. 10194112 Phone: 281-760-1656 www.mbcoengineering.com
CATEGORY 1B, CONDITION IV STANDARD LAND SURVEY OF 68.666 ACRES OF LAND SITUATED IN THE JAMES BURLESON SURVEY, A-88, THE THOMAS THOMPSON SURVEY, A-64, THE JOHN C. HUNT SURVEY, A-199, AND THE L.J. THOMAS SURVEY, A-320, BASTROP COUNTY, TEXAS		
DRAWN BY: SP	SCALE: 1"=200'	KEY MAP:
CHECKED BY: DPB	DATE: 04-01-2020	PROJECT No. 88.20.01
APPROVED BY: DPB	FIELD BOOK: 187	SHEET 1 OF 1