

TEXAS LAND SYSTEMS
Surveying & Mapping

STATE OF TEXAS

Project No. 042417-034

COUNTY OF AUSTIN

Date: May 8, 2017

Being a 4.585 acre tract of land located in the Louis Von Roeder Survey, Abstract No. 309, in Austin County, Texas; and being all of that 4.583 acre tract described in Special Warranty Deed dated December 17, 2014 from Secretary of Housing and Urban Development of Washington, D.C. to William Henry Barnes, III and wife Christina Barnes, recorded in File No. 145482 of the Austin County Official Records, to which reference is made for all purposes; said 4.585 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod found in the South line of a 47.65 acre tract of land conveyed to Charles E. and Susan T. LaBernz in File No. 056209 of the Austin County Official Records, for the Northwest corner of a 23.386 acre tract of land conveyed to Larry Meacham et ux, in File No. 112048 of the Austin County Official Records, same being the Northeast corner of the herein described tract.

THENCE with the West line of the 23.386 acre Meacham tract, **S22°30'19"W** a distance of **373.23 feet** (Called S22°27'12"W 373.93') to a 3/8" iron rod found for the Northeast corner of a 0.415 acre tract of land conveyed to Kenneth R. and Rose M. Wienken in File No. 032590 of the Austin County Official Records, same being the Southeast corner of the herein described tract.

THENCE with the North line of the 0.415 acre Wienken tract, **N72°41'24"W** a distance of **367.12 feet** (Called N72°37'05"W 366.90') to a 3/8" iron rod found in the East line of Sycamore Road, for the Southwest corner of the herein described tract.

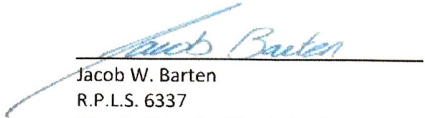
THENCE following the East line of Sycamore Road with its meanders the following courses and distances;

- **N12°48'34"W** a distance of **40.57 feet** (Called N12°44'13"W 40.57') to a 3/8" iron rod found;
- **N22°48'27"W** a distance of **189.91 feet** (Called N22°53'27"W 189.88') to a 3/8" iron rod found;
- **N02°51'02"W** a distance of **15.95 feet** (Called N03°08'16"W 15.97') to a point;
- **N10°30'27"E** a distance of **210.71 feet** (Called N 10°30'27"E 210.71') to a point;
- **N21°16'01"E** a distance of **18.13 feet** (Called N21°16'01"E 18.13') to a 1/4" iron rod found in the South line of a 0.8192 acre tract of land conveyed to Susan T. and Charles E. LaBernz in File No. 077142 of the Austin County Official Records, same being the Northwest corner of the herein described tract.

THENCE with the South line of said 0.8192 acre LaBernz tract, **S67°37'10"E** a distance of **534.90 feet** (Basis of Bearing - Called S67°37'10"E 534.79') to a 3/4" iron rod found for the Southwest corner of the aforementioned 47.65 acre LaBernz tract.

THENCE with the South line of said 47.65 acre tract **S67°29'25"E** a distance of **40.21 feet** (Called S68°06'51"E 40.01') to the **PLACE OF BEGINNING** containing 4.585 acres of land.

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