

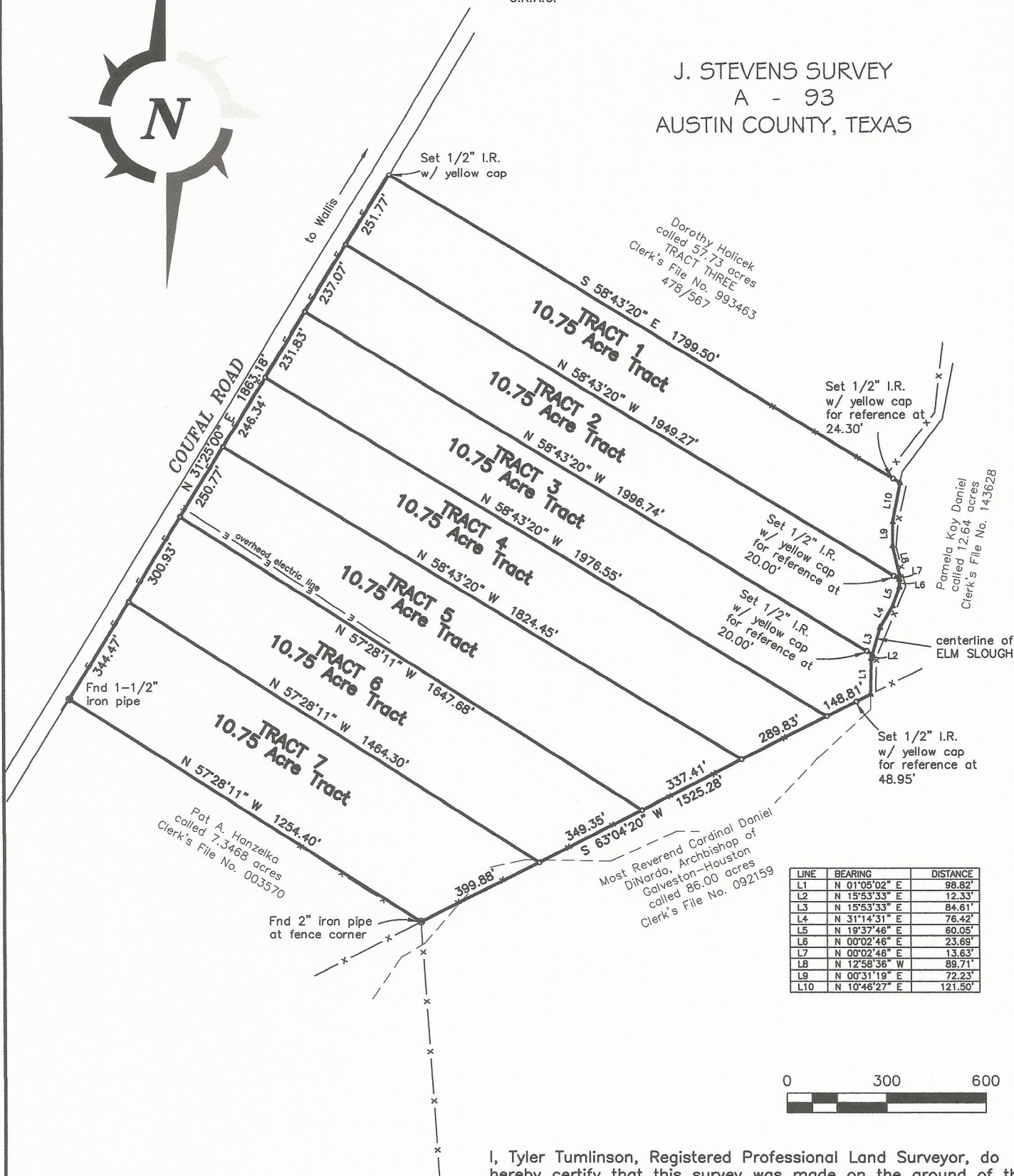
75.23 Acres Total

Being a partition of all that certain
called 75.231 acre tract of land
to
Nasser Ventures LLC
Instrument No. 180420
O.R.A.C.

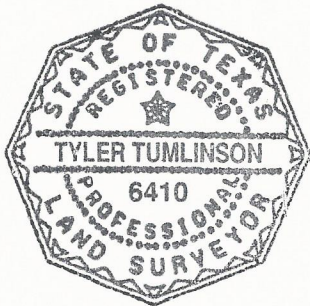
LEGEND

- Set 1/2" I.R. w/ yellow cap
- ▲ Calculated point in Elm Slough

J. STEVENS SURVEY
A - 93
AUSTIN COUNTY, TEXAS



LINE	BEARING	DISTANCE
L1	N 01°05'02" E	98.82'
L2	N 15°53'33" E	12.33'
L3	N 15°53'33" E	84.61'
L4	N 31°14'31" E	76.42'
L5	N 19°37'46" E	60.05'
L6	N 00°02'46" E	23.69'
L7	N 00°02'46" E	13.63'
L8	N 12°58'36" W	89.71'
L9	N 00°31'19" E	72.23'
L10	N 10°46'27" E	121.50'



I, Tyler Tumlinson, Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property, legally described hereon, and is correct; and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments at ground level, overlapping of improvements, easements, or apparent rights of way, except as shown hereon, and said property has access to and from a dedicated roadway, except as shown hereon

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, Nad 1983.

Tyler Tumlinson

Tyler Tumlinson, R.P.L.S. No 6410

February 26, 2018

TUMLINSON
LAND SURVEYING

2423 PEACH CREEK ROAD
COLLEGE STATION, TEXAS 77845
254-931-6707
T.B.P.L.S. FIRM NO. 10193858

BOUNDARY PARTITION SURVEY
OF A 75.23 ACRE TRACT OF LAND OUT OF THE J.
STEVENS SURVEY, A-93, AUSTIN COUNTY, TEXAS.

PROJECT:	01185-NAS
DATE:	2-26-2018
SURVEYOR:	T. TUMLINSON
DRAWN BY:	T. TUMLINSON
FIELDBOOK:	



METES AND BOUNDS DESCRIPTION

10.75 ACRE TRACT – TRACT 1

J. Stevens Survey

A - 93

Austin County, Texas

Being a 10.75 acre tract of land out of the J. Stevens Survey, Abstract No. 93, Austin County, Texas, and being out of and a part of that certain called 75.23 acre tract of land described to Nasser Ventures LLC, a Texas limited liability company, recorded in Instrument No. 180420 of the Official Public Records of Austin County, Texas, said 10.75 acres being more particularly described by metes and bounds as follows;

Commencing at a 1-1/2 inch iron pipe found at the most westerly corner of said 75.23 acre tract, same being the northwest corner of a called 7.3468 acre tract to Pat A. Hanzelka, (Clerk's File No. 003520), located on the southeast margin of Coufal Road,

THENCE along the northwest line of said 75.23 acre tract, with the southeast margin of said road, N 31°25'00" E a distance of 1611.41 feet to a 1/2 inch iron rod with yellow cap set for the southwest corner of this and the **POINT OF BEGINNING**;

THENCE continuing along the northwest line of said 75.23 acre tract, with the southeast margin of said road, N 31°25'00" E a distance of 251.77 feet to a 1/2 inch iron rod with yellow cap set at the northwest corner of said 75.23 acre tract, same being the southwest corner of a called 57.73 acre tract, TRACT THREE, to Dorothy Holecek (Clerk's File No. 993463, 478/567) for the northwest corner of this;

THENCE departing said road and along the northeast line of said 75.23 acre tract, common boundary with said 57.73 acre tract, S 58°43'20" E, passing a 1/2 inch iron rod with yellow cap set for reference at 1775.20 feet, and continuing a total distance of 1799.50 feet to a calculated point in the centerline of Elm Slough at the northeast corner of said 75.23 acre tract, same being the southeast corner of said 57.73 acre tract, located on the west line of a called 12.64 acre tract of land to Pamela Kay Daniel (Clerk's File No. 143628), for the northeast corner of this;

THENCE along the east line of said 75.23 acre tract, common boundary with said 12.64 acre tract and along the approximate centerline of said slough the following courses and distances:

- S 10°46'27" W a distance of 121.50 feet to a calculated angle point,
- S 00°31'19" W a distance of 72.23 feet to a calculated angle point,
- S 12°58'36" W a distance of 89.71 feet to a calculated angle point,
- S 00°02'46" W a distance of 13.63 feet to a calculated point in the centerline of said slough, for the southeast corner of this;



THENCE crossing said 75.23 acre tract, N 58°43'20" W, passing a 1/2 inch iron rod with yellow cap set for reference at 20.00 feet, and continuing a total distance of 1949.27 feet to the **POINT OF BEGINNING**.

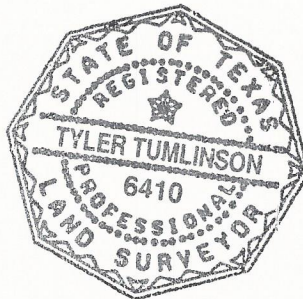
All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, NAD 1983.

This description to accompany a plat of like date representing an on the ground survey supervised by me Tyler Tumlinson, Registered Professional Land Surveyor.

February 26, 2018

A handwritten signature in black ink, appearing to read "Tyler Tumlinson", is written over a horizontal line.

Tyler Tumlinson
RPLS No. 6410
Firm #10193858
01185-NAS Tract 1





METES AND BOUNDS DESCRIPTION

10.75 ACRE TRACT – TRACT 2

J. Stevens Survey

A - 93

Austin County, Texas

Being a 10.75 acre tract of land out of the J. Stevens Survey, Abstract No. 93, Austin County, Texas, and being out of and a part of that certain called 75.23 acre tract of land described to Nasser Ventures LLC, a Texas limited liability company, recorded in Instrument No. 180420 of the Official Public Records of Austin County, Texas, said 10.75 acres being more particularly described by metes and bounds as follows;

Commencing at a 1-1/2 inch iron pipe found at the most westerly corner of said 75.23 acre tract, same being the northwest corner of a called 7.3468 acre tract to Pat A. Hanzelka, (Clerk's File No. 003520), located on the southeast margin of Coufal Road,

THENCE along the northwest line of said 75.23 acre tract, with the southeast margin of said road, N 31°25'00" E a distance of 1374.34 feet to a 1/2 inch iron rod with yellow cap set for the southwest corner of this and the **POINT OF BEGINNING**;

THENCE continuing along the northwest line of said 75.23 acre tract, with the southeast margin of said road, N 31°25'00" E a distance of 237.07 feet to a 1/2 inch iron rod with yellow cap set for the northwest corner of this;

THENCE departing said road and crossing said 75.23 acre tract S 58°43'20" E, passing a 1/2 inch iron rod with yellow cap set for reference at 1929.27 feet, and continuing a total distance of 1949.27 feet to a calculated point in the centerline of Elm Slough, located on the southeast line of said 75.23 acre tract, same being the west line of a called 12.64 acre tract of land to Pamela Kay Daniel (Clerk's File No. 143628), for the northeast corner of this;

THENCE along the east line of said 75.23 acre tract, common boundary with said 12.64 acre tract and along the approximate centerline of said slough the following courses and distances:

- S 00°02'46" W a distance of 23.69 feet to a calculated angle point,
- S 19°37'46" W a distance of 60.05 feet to a calculated angle point,
- S 31°14'31" W a distance of 76.42 feet to a calculated angle point,
- S 15°53'33" W a distance of 84.61 feet to a calculated point in the centerline of said slough, for the southeast corner of this;



THENCE crossing said 75.23 acre tract, N 58°43'20" W, passing a 1/2 inch iron rod with yellow cap set for reference at 20.00 feet, and continuing a total distance of 1996.74 feet to the **POINT OF BEGINNING**.

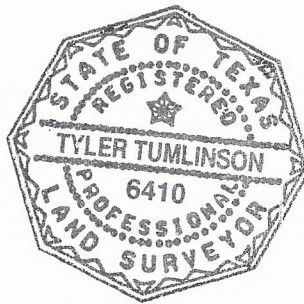
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Tyler Tumlinson
RPLS No. 6410
Firm #10193858
01185-NAS Tract 2





METES AND BOUNDS DESCRIPTION

10.75 ACRE TRACT – TRACT 3

J. Stevens Survey

A - 93

Austin County, Texas

Being a 10.75 acre tract of land out of the J. Stevens Survey, Abstract No. 93, Austin County, Texas, and being out of and a part of that certain called 75.23 acre tract of land described to Nasser Ventures LLC, a Texas limited liability company, recorded in Instrument No. 180420 of the Official Public Records of Austin County, Texas, said 10.75 acres being more particularly described by metes and bounds as follows;

Commencing at a 1-1/2 inch iron pipe found at the most westerly corner of said 75.23 acre tract, same being the northwest corner of a called 7.3468 acre tract to Pat A. Hanzelka, (Clerk's File No. 003520), located on the southeast margin of Coufal Road,

THENCE along the northwest line of said 75.23 acre tract, with the southeast margin of said road, N 31°25'00" E a distance of 1142.51 feet to a 1/2 inch iron rod with yellow cap set for the southwest corner of this and the **POINT OF BEGINNING**;

THENCE continuing along the northwest line of said 75.23 acre tract, with the southeast margin of said road, N 31°25'00" E a distance of 231.83 feet to a 1/2 inch iron rod with yellow cap set for the northwest corner of this;

THENCE departing said road and crossing said 75.23 acre tract S 58°43'20" E, passing a 1/2 inch iron rod with yellow cap set for reference at 1976.74, and continuing a total distance of 1996.74 feet to a calculated point in the centerline of Elm Slough, located on the southeast line of said 75.23 acre tract, same being the west line of a called 12.64 acre tract of land to Pamela Kay Daniel (Clerk's File No. 143628), for the northeast corner of this;

THENCE along the east line of said 75.23 acre tract, common boundary with said 12.64 acre tract and along the approximate centerline of said slough the following courses and distances:

- S 15°53'33" W a distance of 12.33 feet to a calculated angle point,
- S 01°05'02" W a distance of 98.82 feet to a calculated angle point, same being the southwest corner of said 12.64 acre tract, located on the northwest line of a called 86.00 acre tract of land to Most Reverend Cardinal Daniel DiNardo, Archbishop of Galveston-Houston (Clerk's File No. 092159), for an angle point of this;

THENCE along the southeast line of said 75.23 acre tract, common boundary with said 86.00 acre tract S 63°04'20" W, passing a 1/2 inch iron rod with yellow cap set for reference at 48.95 feet, and continuing a total distance of 148.81 feet to a 1/2 inch iron rod with yellow cap set on the southeast line of said 75.23 acre tract, same being the northwest line of said 86.00 acre tract, for the southeast corner of this;

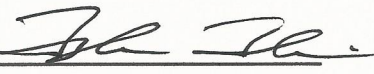


THENCE crossing said 75.23 acre tract, N 58°43'20" W a distance of 1976.55 feet to the **POINT OF BEGINNING**.

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, NAD 1983.

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February 26, 2018


Tyler Tumlinson
RPLS No. 6410
Firm #10193858
01185-NAS Tract 3





METES AND BOUNDS DESCRIPTION

10.75 ACRE TRACT – TRACT 4

J. Stevens Survey

A - 93

Austin County, Texas

Being a 10.75 acre tract of land out of the J. Stevens Survey, Abstract No. 93, Austin County, Texas, and being out of and a part of that certain called 75.23 acre tract of land described to Nasser Ventures LLC, a Texas limited liability company, recorded in Instrument No. 180420 of the Official Public Records of Austin County, Texas, said 10.75 acres being more particularly described by metes and bounds as follows;

Commencing at a 1-1/2 inch iron pipe found at the most westerly corner of said 75.23 acre tract, same being the northwest corner of a called 7.3468 acre tract to Pat A. Hanzelka, (Clerk's File No. 003520), located on the southeast margin of Coufal Road,

THENCE along the northwest line of said 75.23 acre tract, with the southeast margin of said road, N 31°25'00" E a distance of 896.17 feet to a 1/2 inch iron rod with yellow cap set for the southwest corner of this and the **POINT OF BEGINNING**;

THENCE continuing along the northwest line of said 75.23 acre tract, with the southeast margin of said road, N 31°25'00" E a distance of 246.34 feet to a 1/2 inch iron rod with yellow cap set for the northwest corner of this;

THENCE departing said road and crossing said 75.23 acre tract, S 58°43'20" E a distance of 1976.55 feet to a 1/2 inch iron rod with yellow cap set on the southeast line of said 75.23 acre tract, same being the northwest line of a called 86.00 acre tract of land to Most Reverend Cardinal Daniel DiNardo, Archbishop of Galveston-Houston (Clerk's File No. 092159), for the northeast corner of this;

THENCE along the southeast line of said 75.23 acre tract, common boundary with said 86.00 acre tract, S 63°04'20" W a distance of 289.83 feet to a 1/2 inch iron rod with yellow cap set on the southeast line of said 75.23 acre tract, same being the northwest line of said 86.00 acre tract, for the southeast corner of this;

THENCE crossing said 75.23 acre tract, N 58°43'20" W a distance of 1824.45 feet to the **POINT OF BEGINNING**.

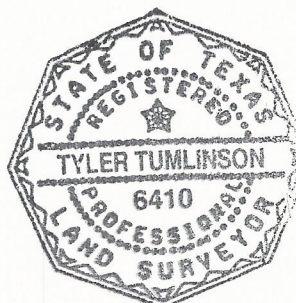
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February 26, 2018

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Tyler Tumlinson
RPLS No. 6410
Firm #10193858
01185-NAS Tract 4





METES AND BOUNDS DESCRIPTION

10.75 ACRE TRACT – TRACT 5

J. Stevens Survey

A - 93

Austin County, Texas

Being a 10.75 acre tract of land out of the J. Stevens Survey, Abstract No. 93, Austin County, Texas, and being out of and a part of that certain called 75.23 acre tract of land described to Nasser Ventures LLC, a Texas limited liability company, recorded in Instrument No. 180420 of the Official Public Records of Austin County, Texas, said 10.75 acres being more particularly described by metes and bounds as follows;

Commencing at a 1-1/2 inch iron pipe found at the most westerly corner of said 75.23 acre tract, same being the northwest corner of a called 7.3468 acre tract to Pat A. Hanzelka, (Clerk's File No. 003520), located on the southeast margin of Coufal Road,

THENCE along the northwest line of said 75.23 acre tract, with the southeast margin of said road, N 31°25'00" E a distance of 645.40 feet to a 1/2 inch iron rod with yellow cap set for the southwest corner of this and the **POINT OF BEGINNING**;

THENCE continuing along the northwest line of said 75.23 acre tract, with the southeast margin of said road, N 31°25'00" E a distance of 250.77 feet to a 1/2 inch iron rod with yellow cap set for the northwest corner of this;

THENCE departing said road and crossing said 75.23 acre tract, S 58°43'20" E a distance of 1824.45 feet to a 1/2 inch iron rod with yellow cap set on the southeast line of said 75.23 acre tract, same being the northwest line of a called 86.00 acre tract of land to Most Reverend Cardinal Daniel DiNardo, Archbishop of Galveston-Houston (Clerk's File No. 092159), for the northeast corner of this;

THENCE along the southeast line of said 75.23 acre tract, common boundary with said 86.00 acre tract, S 63°04'20" W a distance of 337.41 feet to a 1/2 inch iron rod with yellow cap set on the southeast line of said 75.23 acre tract, same being the northwest line of said 86.00 acre tract, for the southeast corner of this;

THENCE crossing said 75.23 acre tract, N 57°28'11" W a distance of 1647.68 feet to the **POINT OF BEGINNING**.

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, NAD 1983.

This description to accompany a plat of like date representing an on the ground survey supervised by me Tyler Tumlinson, Registered Professional Land Surveyor.

February 26, 2018

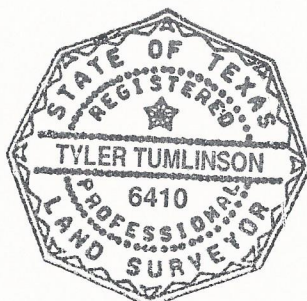
A handwritten signature in black ink, appearing to read "Tyler Tumlinson", written over a horizontal line.

Tyler Tumlinson

RPLS No. 6410

Firm #10193858

01185-NAS Tract 5





METES AND BOUNDS DESCRIPTION

10.75 ACRE TRACT – TRACT 6

J. Stevens Survey

A - 93

Austin County, Texas

Being a 10.75 acre tract of land out of the J. Stevens Survey, Abstract No. 93, Austin County, Texas, and being out of and a part of that certain called 75.23 acre tract of land described to Nasser Ventures LLC, a Texas limited liability company, recorded in Instrument No. 180420 of the Official Public Records of Austin County, Texas, said 10.75 acres being more particularly described by metes and bounds as follows;

Commencing at a 1-1/2 inch iron pipe found at the most westerly corner of said 75.23 acre tract, same being the northwest corner of a called 7.3468 acre tract to Pat A. Hanzelka, (Clerk's File No. 003520), located on the southeast margin of Coufal Road,

THENCE along the northwest line of said 75.23 acre tract, with the southeast margin of said road, N 31°25'00" E a distance of 344.47 feet to a 1/2 inch iron rod with yellow cap set for the southwest corner of this and the **POINT OF BEGINNING**;

THENCE continuing along the northwest line of said 75.23 acre tract, with the southeast margin of said road, N 31°25'00" E a distance of 300.93 feet to a 1/2 inch iron rod with yellow cap set for the northwest corner of this;

THENCE departing said road and crossing said 75.23 acre tract, S 57°28'11" E a distance of 1647.68 feet to a 1/2 inch iron rod with yellow cap set on the southeast line of said 75.23 acre tract, same being the northwest line of a called 86.00 acre tract of land to Most Reverend Cardinal Daniel DiNardo, Archbishop of Galveston-Houston (Clerk's File No. 092159), for the northeast corner of this;

THENCE along the southeast line of said 75.23 acre tract, common boundary with said 86.00 acre tract, S 63°04'20" W a distance of 349.35 feet to a 1/2 inch iron rod with yellow cap set on the southeast line of said 75.23 acre tract, same being the northwest line of said 86.00 acre tract, for the southeast corner of this;

THENCE crossing said 75.23 acre tract, N 57°28'11" W a distance of 1464.30 feet to the **POINT OF BEGINNING**.

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February 26, 2018

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Tyler Tumlinson

RPLS No. 6410

Firm #10193858

01185-NAS Tract 6





METES AND BOUNDS DESCRIPTION

10.75 ACRE TRACT – TRACT 7

J. Stevens Survey

A - 93

Austin County, Texas

Being a 10.75 acre tract of land out of the J. Stevens Survey, Abstract No. 93, Austin County, Texas, and being out of and a part of that certain called 75.23 acre tract of land described to Nasser Ventures LLC, a Texas limited liability company, recorded in Instrument No. 180420 of the Official Public Records of Austin County, Texas, said 10.75 acres being more particularly described by metes and bounds as follows;

BEGINNING at a 1-1/2 inch iron pipe found at the most westerly corner of said 75.23 acre tract same being the northwest corner of a called 7.3468 acre tract to Pat A. Hanzelka, (Clerk's File No. 003520), located on the southeast margin of Coufal Road, for the southwest corner of this;

THENCE along the northwest line of said 75.23 acre tract, with the southeast margin of said road N 31°25'00" E a distance of 344.47 feet to a 1/2 inch iron rod with yellow cap set for the northwest corner of this;

THENCE departing said road and crossing said 75.23 acre tract, S 57°28'11" E a distance of 1464.30 feet to a 1/2 inch iron rod with yellow cap set on the southeast line of said 75.23 acre tract, same being the northwest line of a called 86.00 acre tract of land to Most Reverend Cardinal Daniel DiNardo, Archbishop of Galveston-Houston (Clerk's File No. 092159), for the northeast corner of this;

THENCE along the southeast line of said 75.23 acre tract, common boundary with said 86.00 acre tract, S 63°04'20" W a distance of 399.88 feet to a 2 inch iron pipe found at a fence corner at the most southerly corner of said 75.23 acre tract, same being the northwest corner of said 86.00 acre tract, same being the northeast corner of said 7.3468 acre tract, for the southeast corner of this;

THENCE along the southwest line of said 75.23 acre tract, common boundary with said 7.3468 acre tract N 57°28'11" W a distance of 1254.40 feet to the **POINT OF BEGINNING**.

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February 26, 2018

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Tyler Tumlinson

RPLS No. 6410

Firm #10193858

01185-NAS Tract 7

