

Austin CAD Web Map



9/23/2019, 4:37:26 PM

- Parcels
- Abstracts
- Lot Lines

1:979

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Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

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**ALEXANDER SURVEYING
LAND SURVEYORS**

OWNER: E. J. & EVELYN JANECEK

BUYER: RICHARD M. & KRISTEN M. PARR

1.472 ACRES

ALL THAT TRACT OR PARCEL OF LAND consisting of 1.472 Acres located in the John Nichols League, A-73, "City of Bellville", Austin County, Texas. Subject tract being the residue of the called 1 Acre tract that is designated as Tract No. 1 and the residue of the called 1-1/5 Acre tract that is designated as Tract No. 2 and described in a Deed to E. J. Janosek, and wife, Evelyn Janosek as recorded in Volume 154, Page 40 of the Deed Records of Austin County, Texas. Said tract consisting of a total of 1.472 Acres and being more particularly described as follows:

BEGINNING at a 1" iron rod found at the intersection of the South line of Austin Street (Formerly Bell Avenue) and the West line of Masonic Street and being the Northeast corner of the 1 Acre tract designated as Tract No. 1 mentioned above and being the Northeast corner of the herein described tract;

TRENCHE S 24d 16' 10" W, with the West Right-of-way of Masonic Street, a distance of 98.34 ft. (Called Brg. S 25d W) to a 1-1/4" iron pipe found for the Northeast corner of the called 0.504 Acre tract described in a Deed to John P. Wallace, et ux as recorded in Volume 570, Page 356 of the Official Records of Austin County, Texas and being the Easterly Southeast corner of the herein described tract;

TRENCHE N 68d 32' 15" W, with the common line with the Wallace Tract and generally with an existing fence line, a distance of 200.23 ft. (Called N 68-1/4d W, 200 ft.) to a 1/2" iron rod found at a fence corner post and being the Northwest corner of the Wallace Tract, for an "L" corner in the herein described tract;

TRENCHE S 24d 09' 30" W, continuing with the common line with the Wallace Tract and generally with an existing fence line, a distance of 110.05 ft. (Called S 24-1/2d W, 110 ft.) to a 1/2" iron rod found in the North line of the called 2.178 Acre tract described in a Deed to George L. Schulz, et ux as recorded in Volume 443, Page 366 D.R.A.C.T. and being the Southwest corner of the Wallace Tract, for the Southerly Southeast corner of the herein described tract;

TRENCHE N 68d 33' 20" W, with the common line with the Schulz Tract and generally with an existing fence line, a distance of 259.00 ft. (Called Brg. N 68d W) to a 1/2" iron rod set in the

April 18, 1997
W.O.# 3243

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EXHIBIT A



**ALEXANDER SURVEYING
LAND SURVEYORS**

OWNER: E. J. & EVELYN JANECEK

BUYER: RICHARD M. & KRISTEEN M. PARR

1.472 ACRES (continued)

East line of a 20 ft. Lane (Maintained by the City of Bellville) and being the Northwest corner of the Schulz Tract, for the Southwest corner of the called 1-1/3 Acre tract mentioned above and being the Southwest corner of the herein described tract;

TRENCES N 24d 16' 10" E, with the East Right-of-way of said 20 ft. Lane and generally with an existing fence line, a distance of 208.41 ft. (Called N 25d E, 75-1/4 y, [209.0 ft.]) to a 1/2" iron rod set at the intersection of the East line of said Lane and the South line of Austin Street and being the Northwest corner of the herein described tract;

TRENCES S 68d 32' 50" E, with the South Right-of-way of Austin Street and generally with an existing fence line, a distance of 117.12 ft. to a 1/2" iron rod set for the Northwest corner of the called 0.215 Acre tract described in a Deed to Clara Mae Nunn as recorded in Volume 674, Page 732 O.R.A.C.T. and being an angle point in the herein described tract;

TRENCES S 21d 13' 10" W, with the West line of the Nunn Tract and generally with an existing fence line, a distance of 83.30 ft. (No Call) to a 1/2" iron rod set for the Southwest corner of the Nunn Tract and being an angle point in the herein described tract;

TRENCES S 67d 59' 34" E, continuing with the common line with the Nunn Tract and generally with an existing fence line, a distance of 109.87 ft. to a 1" iron rod found for the Southeast corner of the Nunn Tract and being an angle point in the herein described tract;

TRENCES N 24d 29' 41" E, continuing with the common line with the Nunn Tract, a distance of 84.48 ft. to a 1" iron rod found in the South line of Austin Street and being the Northeast corner of the Nunn Tract, for an angle point in the herein described tract;

TRENCES S 68d 32' 50" E, with the South line of Austin Street, a distance of 227.22 ft. (Called Brg. S 68-1/2d E) to the PLACE OF BEGINNING and containing 1.472 Acres.

NOTES: Bearings shown hereon are based upon the survey of the 0.520 Acre tract (422 Masonic Street) surveyed for Arlie Dean Kendrick on September 11, 1996.

Reference is hereby made to plat, of the subject tract, prepared this day.

April 18, 1997
W.O.# 3243

Glen S. Alexander
Registered Professional Land Surveyor, #4194

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STATE OF TEXAS

COUNTY OF AUSTIN

FILED

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EXHIBIT A

I certify that this instrument was filed on the date and time stamped by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY, TEXAS.



Carrie Gregor, County Clerk
Austin County, Texas

38 S. Front Street, P.O. Box 386
Bellville, Texas 77418 409865-9145
COUNTY CLERK
AUSTIN COUNTY, TEXAS

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