

STATE OF TEXAS

§
§
§
§
§

COUNTY OF AUSTIN

A TRACT OR PARCEL OF LAND CONTAINING 2.4891 ACRES, (108,427 SQUARE FEET), BEING OUT OF AND A PART OF LOT 7, BLOCK 33, GEORGE SEALY SUBDIVISION, A SUBDIVISION IN AUSTIN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME Y, PAGE 318, OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS, SAID 2.4891 ACRE TRACT OF LAND BEING THAT CERTAIN CALLED 2.489 ACRE TRACT OF LAND AS CONVEYED TO THOMAS SHANE THERIOT BY INSTRUMENT RECORDED IN DOCUMENT NO. 75737 OF THE OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: DOCUMENT NO. 75737 OF THE OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY, TEXAS).

BEGINNING at a ½” iron rod found on the northwesterly right-of-way line of Schmidt Road, (60.00 Foot Right-of-Way), for the east corners of that certain called 1.96 acre tract of land as conveyed to Angel B. Fernandez and Wife, Felicita Fernandez by instrument recorded in Document No. 845240 of the Official Public Records of Austin County, Texas, same being the most southerly east corner and POINT OF BEGINNING of the herein described tract;

Thence, N 44°42’00” W, along the common line of said 1.96 Acre Tract, a distance of 408.44 feet to a ½” iron rod found for the north corner of said 1.96 Acre Tract, same being a corner of the herein described tract;

Thence, S 45°16’30” W, along the common line of said 1.96 Acre Tract, a distance of 188.72 feet to a capped, (Precision Surveyors), iron rod set for the east corner of that certain called 2.489 acre tract of land as conveyed to Joseph S. Theriot and Wife, Judie H. Theriot by instrument recorded in Document No. 161442 of the Official Public Records of Austin County, Texas, same being a corner of the herein described tract;

Thence, N 45°11’10” W, along the common line of said 2.489 Acre Tract, a distance of 325.16 feet to a ½” iron rod found on the common line of another called 2.489 acre tract of land as conveyed to Joseph S. Theriot and Wife, Judie H. Theriot by instrument recorded in Document No. 161442 of the Official Public Records of Austin County, Texas, for the north corner of said 2.489 Acre Tract, (First Tract), same being the west corner of the herein described tract;

Thence, N 44°58’20” E, along the common line of said 2.489 Acre Tract, (Second Tract), a distance of 99.19 feet to a ½” iron rod found on the common line of that certain called 2.00 acre tract of land as conveyed to Ronald W. Klatt by instrument recorded in Volume 574, Page 417, of the Deed Records of Austin County, Texas, for the east corner of said 2.489 Acre Tract, (Second Tract), same being a corner of the herein described tract;

Thence, S 45°06’00” E, along the common line of said 2.00 Acre Tract, a distance of 19.73 feet to a ½” iron pipe found for the south corner of said 2.00 Acre Tract, same being a corner of the herein described tract;

Thence, N 44°48’00” E, along the common line of said 2.00 Acre Tract, a distance of 208.61 feet to a ¾” iron pipe found for the west corner of that certain tract of land as conveyed to Eleazar Jose Avalos and Wife, Alma Rosa Alvaros by instrument recorded in Volume 728, Page 652, of the Deed Records of Austin County, Texas, same being the east corner of said 2.00 Acre Tract, same being the north corner of the herein described tract;

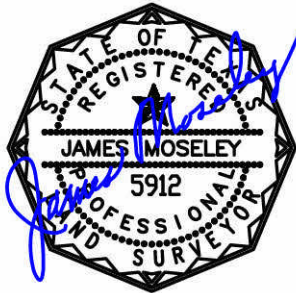
Thence, S 45°06’00” E, along the common line of said Avalos Tract, pass at a distance of 207.88 feet a calculated point for the south corner of said Avalos Tract, same being the

west corner of that certain called 0.4733 acre tract of land as conveyed to Franklin Mericle and Wife, Kristina Shenae Theriot by instrument recorded in Document No. 133825 of the Official Public Records of Austin County, Texas, and continuing for a total distance of 307.11 feet to a 3/8" iron rod found on the common line of Evlyn Courts Condominiums, a subdivision in Austin County, Texas, according to the map or plat thereof recorded in volume 2, Page 157, of the Map Records of Austin County, Texas, for the south corner of said 0.4733 Acre Tract, same being a corner of the herein described tract;

Thence, S 45°00'00" W, along the common line of said Evlyn Courts Condominiums, a distance of 88.59 feet to a calculated point for the west corner of said Evlyn Courts Condominiums, same being a corner of the herein described tract, from which a 1/2" iron rod found for reference bears, S 55°24'19" E, a distance of 0.46 feet;

Thence, S 44°42'00" E, along the common line of said Evlyn Courts Condominiums, a distance of 408.57 feet to a 5/8" iron rod found on the northwesterly right-of-way line of Schmidt Road for the south corner of said Evlyn Courts Condominiums, same being the most easterly corner of the herein described tract;

Thence, S 45°15'10" W, along the northwesterly right-of-way line of Schmidt Road, a distance of 30.00 feet to the POINT OF BEGINNING and containing 2.4891 acres or 108,427 square feet of land, more or less.



James E. Moseley
Registered Professional Land Surveyor,
No. 5912
Job No. 20-00640
January 31, 2020

See Drawing Attached