

GF NO. 19-50113-KA FRONTIER TITLE
 ADDRESS: 1938 CAROLINE LANE
 SEALY, TEXAS 77474
 BORROWER: COLLEEN REILLY RENFROW AND
 RONALD LEE BEASLEY

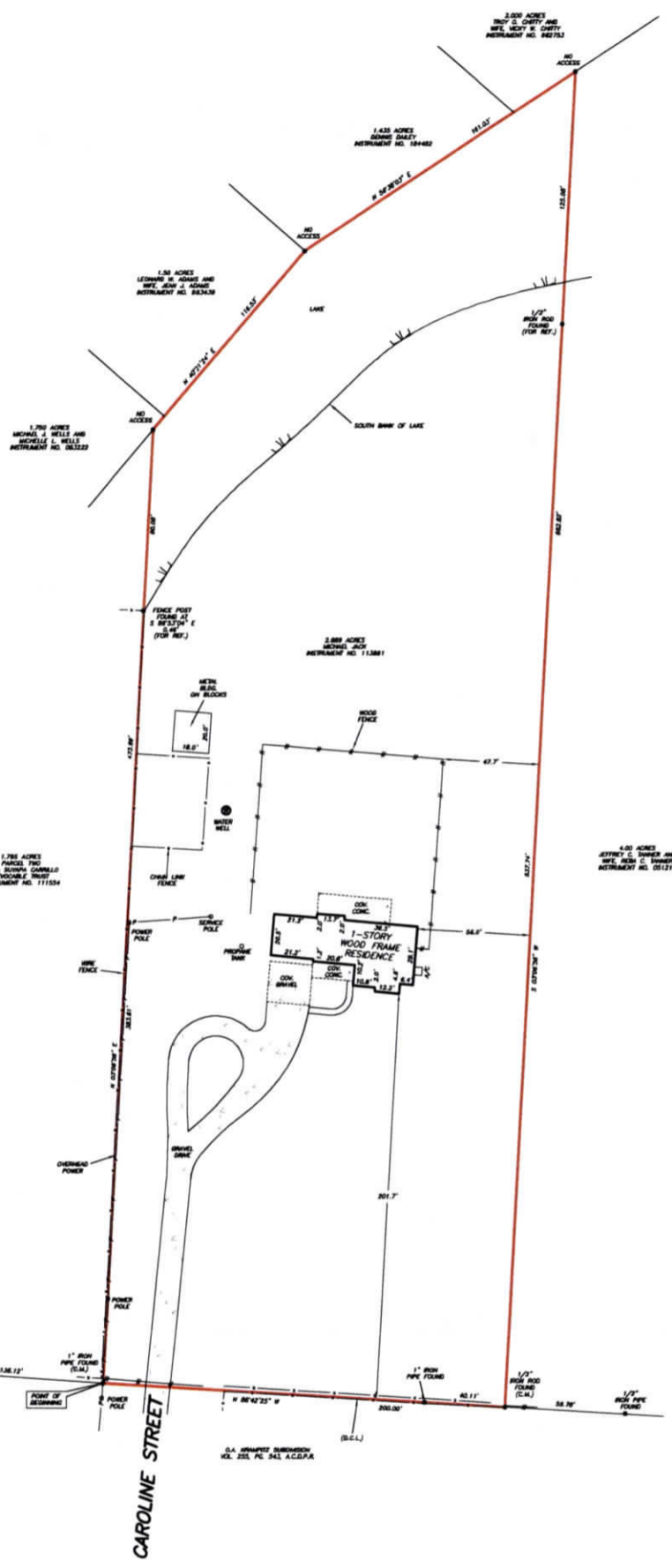
THIS PROPERTY DOES NOT LIE WITHIN THE
 100 YEAR FLOOD PLAIN AS ESTABLISHED
 BY THE U.S. DEPT. OF HOUSING & URBAN
 DEVELOPMENT.
 COMMUNITY/PANEL NO. 48015C 0320 E
 MAP REVISION: 09/03/2010
 ZONE X

BASED ONLY ON VISUAL EXAMINATION OF MAPS.
 INACCURACIES OF FEMA MAPS PREVENT EXACT
 DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION
 WAS BEYOND THE SCOPE OF THIS SURVEY

NOTE: AGREEMENT TO PROVIDE LIGHTING & POWER CO. AS PER VOL. 255, PG. 482,
 VOL. 338, PG. 81, VOL. 774, PG. 853 & VOL. 788, PG. 182

SCALE: 1" = 40'



2.6694 ACRES
 SITUATED IN THE
H. & T.C.R.R. CO. SECTION 146
C.C. ALLEN SURVEY, A-337
AUSTIN COUNTY, TEXAS
 (SEE ATTACHED METES AND BOUNDS)

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUND THAT THIS PLAT CORRECTLY
 REPRESENTS THE FACTS FOUND AT THE
 TIME OF SURVEY AND THAT THERE ARE NO
 ENCROACHMENTS APPARENT ON THE GROUND,
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS
 CERTIFIED FOR THIS TRANSACTION ONLY AND
 ABSTRACTING PROVIDED BY THE ABOVE.
 REFERENCED TITLE COMMITMENT WAS RELIED
 UPON IN PREPARATION OF THIS SURVEY.

JAMES E. MOSELEY
 PROFESSIONAL LAND SURVEYOR
 NO. 5912
 DRAWING NO. 19-03882
 MAY 06, 2019



DRAWN BY: BR

D.C.L.-CORRECTION CONTROL LINE
 RECORD BEARING INSTRUMENT NO. 113881

PRECISION SURVEYORS
 PROFESSIONAL LAND SURVEYS
 1-800-LANDSURVEY
 www.precisionland.com
 281-486-1568 FAX 281-486-1887
 800 THUNDERBOLT STREET SUITE 100 HOUSTON, TEXAS 77059
 210-426-4841 FAX 210-426-1553
 1777 W. LOOP 410 SUITE 600 340 ANTONIO, TEXAS 78217
 PWS NO. 16062760

STATE OF TEXAS

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COUNTY OF AUSTIN

A TRACT OR PARCEL OF LAND CONTAINING 2.6694 ACRES, (116,281 SQUARE FEET), SITUATED IN THE H. & T. C. RAILROAD COMPANY SURVEY, SECTION 146, AND THE C.C. ALLEN SURVEY, ABSTRACT NO. 337, AUSTIN COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN CALLED 112.1 ACRE TRACT OF LAND AS CONVEYED TO ROY SEYER BY INSTRUMENT RECORDED IN VOLUME 135, PAGE 322, OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS, SAID 2.6694 ACRE TRACT OF LAND BEING THAT CERTAIN CALLED 2.669 ACRE TRACT OF LAND AS CONVEYED TO MICHAEL JACK BY INSTRUMENT RECORDED IN DOCUMENT NO. 113891 OF THE OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: DOCUMENT NO. 113891 OF THE OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY, TEXAS).

BEGINNING at a 1" iron pipe found for the northeast corner of Lot 17, O. A. Krampitz Subdivision, a subdivision in Austin County, Texas, according to the map or plat thereof recorded in Volume 255, Page 543, of the Deed And Plat Records of Austin County, Texas, same being the southeast corner of that certain called 1.795 acre tract of land as conveyed to Emma Suyapa Carrillo Revocable Trust by instrument recorded in Document No. 111554 of the Official Public Records of Austin County, Texas, same being the northwest corner of Caroline Street, same being the southwest corner and POINT OF BEGINNING of the herein described tract;;

Thence, N 03°06'56" E, along the common line of said 1.795 Acre Tract, pass at a distance of 383.61 feet a calculated point on the south bank of a lake, from which a fence corner post found for reference bears, S 86°53'04" E, a distance of 0.46 feet, and continuing for a total distance of 473.69 feet to a calculated point in the center of said lake and being on the common line of that certain called 1.750 acre tract of land as conveyed to Michael J. Wells and Michelle L. Wells by instrument recorded in Document No. 093222 of the Official Public Records of Austin County, Texas, for the northeast corner of said 1.795 Acre Tract, same being the northwest corner of the herein described tract;

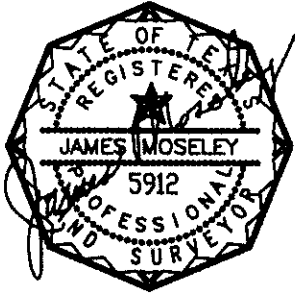
Thence, N 40°21'24" E, across said lake, in part along the common line of said 1.750 Acre Tract and the common line of that certain called 1.50 acre tract of land as conveyed to Leonard W. Adams and Wife, Jean J. Adams by instrument recorded in Document No. 983439 of the Official Public Records of Austin County, Texas, a distance of 116.53 feet to a calculated point for the northeast corner of said 1.50 Acre Tract, same being the southeast corner of that certain called 1.435 acre tract of land as conveyed to Dennis Dailey by instrument recorded in Document No. 184482 of the Official Public Records of Austin County, Texas, same being a corner of the herein described tract;

Thence, N 56°38'03" E, across said lake, along the common line of said 1.435 Acre Tract, pass at a distance of 124.29 feet a calculated point for the northeast corner of said 1.435 Acre Tract, same being the southeast corner of that certain called 2.000 acre tract of land as conveyed to Roy O. Chitty and Wife, Vicky W. Chitty by instrument recorded in Document No. 962753 of the Official Public Records of Austin County, Texas, and continuing for a total distance of 161.03 feet to a calculated point for the northwest corner of that certain called 4.00 acre tract of land as conveyed to Jeffrey C. Tanner and Wife, Reba C. Tanner by instrument recorded in Document No. 051216 of the Official Public Records of Austin County, Texas, same being the northeast corner of the herein described tract;

Thence, S 03°06'56" W, across said lake, along the common line of said 4.00 Acre Tract, pass at a distance of 125.08 feet a ½" iron rod found for reference on the south bank of

said lake, and continuing for a total distance of 662.82 feet to a ½" iron rod found on the north line of said O. A. Krampitz Subdivision for the southwest corner of said 4.00 Acre Tract, same being the southeast corner of the herein described tract;

Thence, N 86°42'25" W, along the north line of said O. A. Krampitz Subdivision, pass at a distance of 40.11 feet a 1" iron pipe found for reference and continuing for a total distance of 200.00 feet to the POINT OF BEGINNING and containing 2.6694 acres or 116,281 square feet of land, more or less.



See Drawing Attached

James E. Moseley
Registered Professional Land Surveyor,
No. 5912
Job No. 19-03882
May 6, 2019