



AUSTIN COUNTY, TEXAS
WILLIAM SUTHERLAND LEAGUE, ABSTRACT NO. 96

DESCRIPTION OF A 0.291 ACRE TRACT OF LAND OUT OF THE WILLIAM SUTHERLAND LEAGUE, ABSTRACT NO. 96, AUSTIN COUNTY, TEXAS AND BEING ALL OF THAT CALLED 0.29 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED JUNE 8, 2007 FROM WILLIAM R. WILDER, ET UX TO TERRI A. RICHER, AS RECORDED IN CLERK FILE NO. 073294, OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 0.291 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at 1/2 inch iron rod found [Grid Coordinates: N 13,925,637.86 USft E 2,729,640.45 USft] in the Northeast line of Skull Creek Road for the Westerly corner of the herein described tract, being the common Southerly corner of a called 0.803 acre tract of land described in a deed dated February 11, 2016 from Marvin Wessels, et ux to Michael A. Corte, et ux, as recorded in Clerk File No. 160679, Austin County Official Records;

THENCE North 21° 15' 48" East [called North 23° 20' 11" East] with the Southeast line of said 0.803 acre tract, being the common Northwest line of the herein described tract at 155.96 feet passing a 60D nail found, continuing for a total distance of 220.20 feet [called 219.91'] to a 1/2 inch iron rod found for the Northerly corner of the herein described tract, being the common Westerly corner of a called 1.112 acre tract of land described as Tract No. 2 in a deed dated May 8, 1996 from Henry Schulte, Pastor, et al, Trustees of St. Paul Lutheran Church to August Fred Voelkel, et ux, as recorded in Volume 288, Page 122, Austin County Deed Records, from which another 1/2 inch iron rod found for the Easterly corner of said 0.803 acre tract bears North 21° 15' 48" East a distance of 5.07 feet;

THENCE South 64° 05' 24" East [called South 61° 58' 22" East] with the Southwest line of said 1.112 acre tract, being the common Northeast line of the herein described tract a distance of 59.60 feet [called 59.68'] to a 1/2 inch iron rod found for the Easterly corner of the herein described tract, being the common Northerly corner of a called 0.500 acre tract of land described in a deed dated December 1, 1999 from Paul Ehrigson, Jr. to August Voelkel, et ux, as recorded in Clerk File No. 997579, Austin County Official Records;

THENCE South 21° 13' 36" West [called South 23° 23' 00" West] with the Northwest line of said 0.500 acre tract, being the common Southeast line of the herein described tract a distance of 206.07 feet [called 205.93'] to a 1/2 inch iron rod found in the Northeast line of Skull Creek Road for the Southerly corner of the herein described tract, being the common Westerly corner of said 0.500 acre tract;

THENCE North 77° 36' 50" West [called North 75° 23' 00" West] with the Northeast line of Skull Creek Road, being the common Southwest line of the herein described tract a distance of 60.26 feet [called 60.00'] to the **POINT OF BEGINNING**, containing 0.291 acre of land, more or less.

1. Bearing Basis: Texas Lambert Grid, Texas South Central Zone, NAD 83/2011 [EPOCH: 2010]
2. All distances are surface values, to obtain grid values multiply surface distances by a Combined Scale Factor of 0.99991752.
3. Any reference to a 5/8" iron rod set w/cap is a 5/8" iron rebar 24" inches long and set with a 2" aluminum cap stamped "FSC INC - TX FIRM #10000100".

This metes and bound description and plat attached hereto represent an on-the-ground survey made under my supervision on July 13, 2017

Matthew W. Loessin
Registered Professional Land Surveyor No. 5953
Project No. 2017060917
Word File: 2017060917_0.291_acre_m&b.docx
ACAD File: 2017060917.dwg

Date: 07/21/2017

