

ADDRESS: STATE HIGHWAY 159

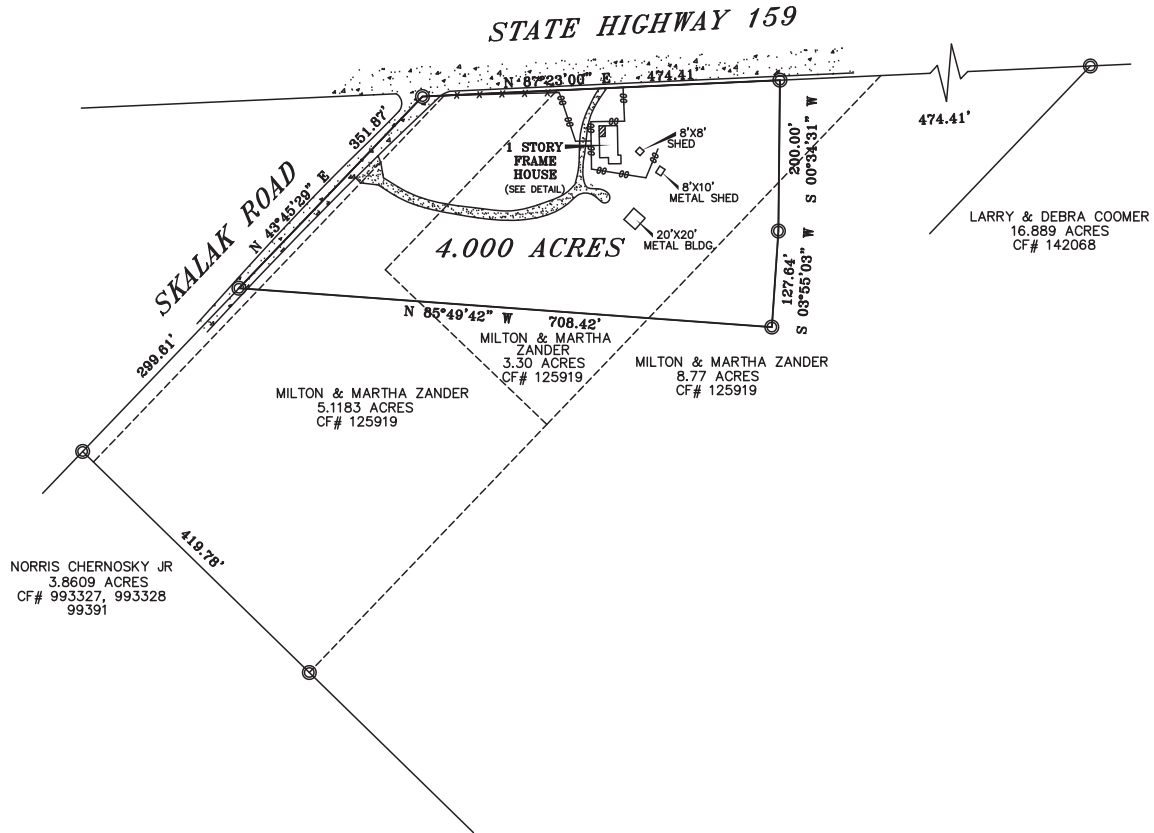
GRAPHIC SCALE



LEGEND

IRON ROD	IR	COVERED AREA	
UTILITY EASEMENT	U.E.	CONCRETE	
BUILDING LINE	B.L.	WOOD	
AERIAL EASEMENT	A.E.		
WOOD FENCE			
WIRE FENCE			
CHAIN LINK FENCE			

HOUSE DETAIL



LEGAL DESCRIPTION  
 ALL THAT CERTAIN 4.000 ACRE TRACT OF LAND LOCATED IN THE GEORGE GRIMES LEAGUE, A-44, AUSTIN COUNTY, TEXAS, SUBJECT TRACT BEING A PORTION OF 3 TRACTS OF LAND CALLED 8.770 ACRES, 5.1183 ACRES AND 3.3 ACRES THAT IS DESCRIBED IN A DEED TO MILTON AND MARTHA ZANDER RECORDED IN FILE NO. 134492 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS, SAID 3 TRACT OF LAND BEING A PORTION OF A CALLED 17.1883 ACRE TRACT RECORDED UNDER CLERK FILE NO. 981790 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS, SAID 4.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.



ELEVATION EXPRESS LAND SURVEYS  
 WWW.ELEVATIONEXPRESSLANDSURVEYS.COM  
 1450 W. GRAND PARKWAY SOUTH  
 SUITE G-158  
 KATY, TX 77494  
 281-674-5685



I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS CORRECT AND THERE ARE NO ENCROACHMENTS EXCEPT SHOWN, AS WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

BUYER BENJAMIN SOLIS & SARAH SOLIS  
 JOB# 1707023  
 GF# 45269  
 DATE 7-14-2017

-ALL BEARINGS ARE BASED ON THE MAP OR PLAT OF RECORDS IF THE SUBJECT PROPERTIES LIES IN A RECORDED SUBDIVISION OF SAID COUNTY.  
 -THIS SURVEY IS CERTIFIED FOR THE TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNER.  
 -SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS, DEEDS, RESTRICTIONS OR BUILDING LINES THAT MAY APPLY TO SUBJECT PROPERTY.

Any reference to the 100 year flood plain of flood hazard zones are an estimate based on the data shown on the Flood Insurance Rate Map provided by FEMA and should not be interpreted as a study or determination of the flooding propensities of this property. According to the Flood Insurance Rate Map for AUSTIN COUNTY, Dated 9-3-2010, Map No. 4805C0175E, the property described lies within "ZONE X" outside the 500 yr. flood. Flood information is based on graphic plotting only due to inherent inaccuracies on FEMA maps. we can not assume responsibility for exact determination.

PROPERTY ADDRESS:

10501 STATE HIGHWAY 159 WEST, BELLVILLE, TX 78950

FIELD NOTES

JOB# 1702023

METES & BOUNDS:

Exhibit "A"

ALL THAT CERTAIN 4.000 ACRE TRACT OF LAND LOCATED IN THE GEORGE GRIMES LEAGUE, A-44, AUSTIN COUNTY, TEXAS, SUBJECT TRACT BEING A PORTION OF 3 TRACTS OF LAND CALLED 8.770 ACRES, 5.1183 ACRES AND 3.3 ACRES THAT IS DESCRIBED IN A DEED TO MILTON AND MARTHA ZANDER RECORDED IN FILE NO. 134492 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS, SAID 3 TRACT OF LAND BEING A PORTION OF A CALLED 17.1883 ACRE TRACT RECORDED UNDER CLERK FILE NO. 981790 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS. SAID 4.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH RIGHT-OF-WAY OF STATE HIGHWAY 159 (R.O.W. VARIES) AND AND THE CENTERLINE OF SKALAK ROAD (PUBLIC ROAD) AND BEING THE NORTHWEST CORNER OF THE SAID 5.1183 ACRE TRACT MENTIONED ABOVE AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

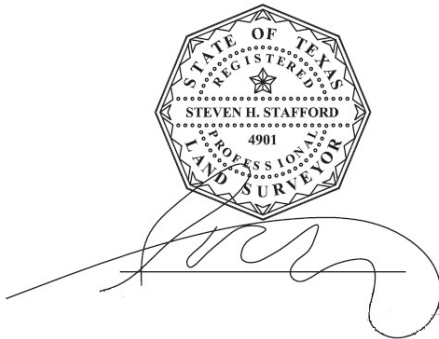
THENCE NORTH 87°23'00" EAST, WITH THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHTWAY 159 AND PASSING AT 28.99 FEET A ½ INCH IRON ROD FOUND FOR REFERENCE AND CONTINUING A TOTAL DISTANCE OF 474.41 FEET TO A ½ INCH IRON ROD SET FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 00°34'31" WEST, A DISTANCE OF 200.00 FEET TO A ½ INCH IRON ROD SET FOR ANGLE POINT IN THE EAST LINE OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 03°55'03" WEST, A DISTANCE OF 127.64 FEET TO A ½ INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 85°49'42" WEST, AT A DISTANCE OF 682.47 FEET PASSING A ½ INCH IRON ROD SET FOR REFERENCE IN THE EAST RIGHT-OF-WAY LINE OF SKALAK ROAD, AND CONTINUING A TOTAL DISTANCE OF 708.42 FEET TO A POINT IN THE CENTERLINE OF SAID SKALAK ROAD;

THENCE NORTH 43°45'29" EAST, ALONG THE CENTERLINE OF SAID SKALAK ROAD, A DISTANCE OF 351.87 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4.000 ACRES OF LAND.



Steven H. Stafford  
R.P.L.S. 4901  
DATE: July 14, 2017  
ELEVATION EXPRESS LAND SURVEYS

