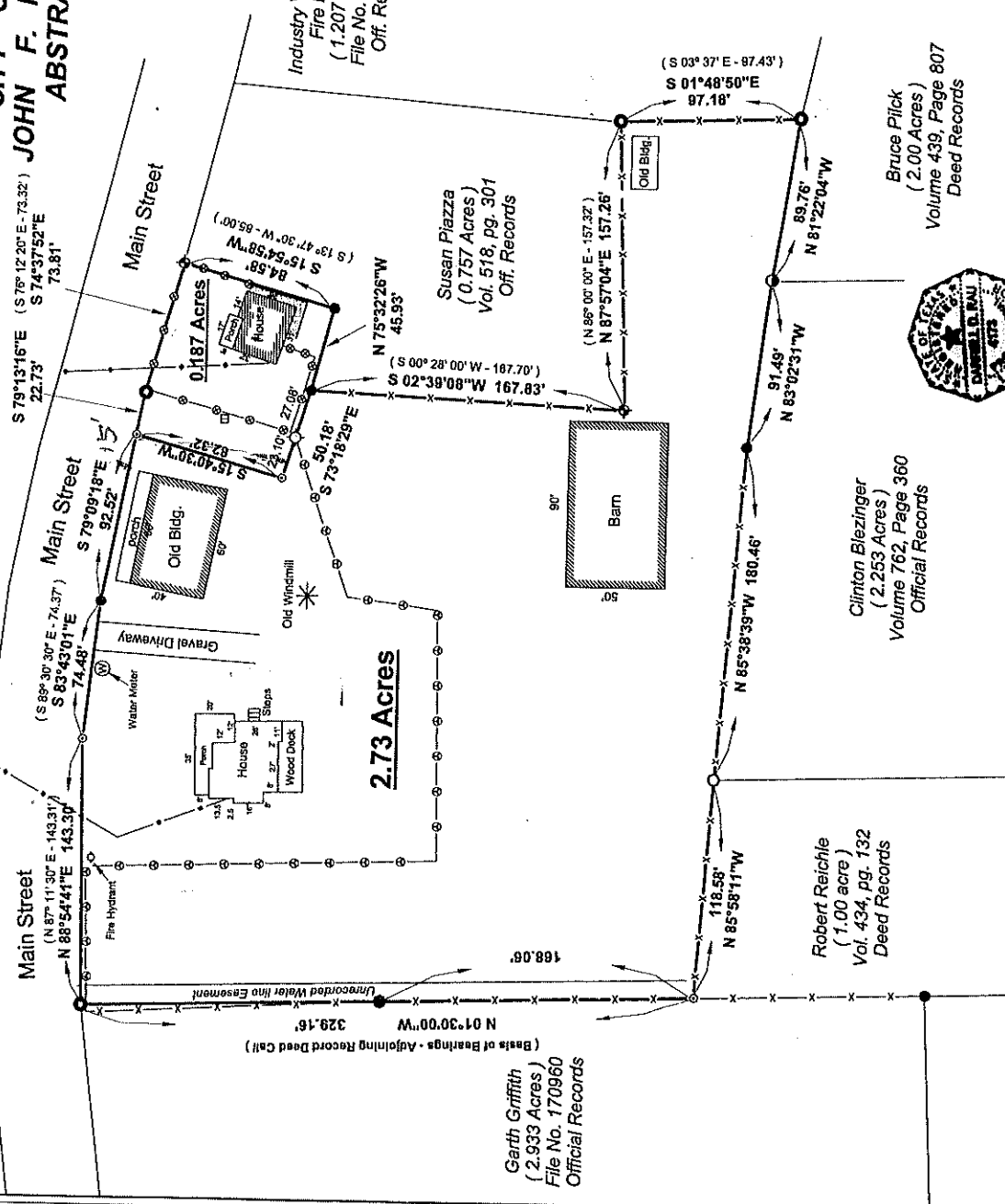


**AUSTIN COUNTY, TEXAS
CITY OF INDUSTRY
JOHN F. PETTUS SURVEY
ABSTRACT NO. 75**

Scale 1" = 60'
June 16, 2017
File Name:
Blezinger3.Zak

LEGEND	
○	1/2" Iron rod set with plastic cap stamped "RAU 4173"
—○—	Board Fence
○	1/2" Iron rod found
○	3/8" Iron rod found
○	3/4" Pipe found
○	3/8" I.R. Fnd. "Frank Surveying"
○	Post Fnd.
—x—	Overhead Power Line
()	Wire Fence
()	Record Deed Call



- Notes**
- (1) This property is subject to the rights of the public to any area located within a public roadway, street or alley.
 - (2) All fence lines are shown in their general locations and may not represent an exact location of the entire fence.
 - (3) This survey was completed without the benefit of an abstract of title.
 - (4) This property is subject to any and all covenants, restrictions, easements, conditions and ordinances which may be applicable.
 - (5) All tracts are subject to the subdivision rules and regulations of Austin County.
 - (6) This survey was prepared without the benefit of a title commitment.
 - (7) This survey is valid for this transaction only.
 - (8) Property description to accompany this plat.

Survey Plat of the following tracts of land situated in the John Pettus Survey, Abstract No. 75, City of Industry, Austin County, Texas:

- (1) 2.73 acre tract being a part or portion of that same land described as 2.79 acres in Deed dated May 17, 1985 from Ira Nathan Slover, et ux to Clinton Blezinger, et ux, recorded in Volume 517, Page 233, Austin County Official Records; and
- (2) 0.187 acre tract being composed of these tracts: (a) Part of the above described 2.79 acre tract; and (b) All of that land described as 0.143 acres in Deed dated May 12, 1994 from Eddie Krause, et ux to The Clinton E. Blezinger and Jo Ann Blezinger Living Trust, recorded in Volume 710, Page 511, Austin County Official Records.

Rau Surveying
1278 Hwy. 71
P.O. Box 692, Columbus, Texas 78934
Phone: (979) 732-9494 Fax (979) 732-6468
Firm No. 10162600



Darrell D. Rau

Darrell D. Rau, Registration No. 4173

I, Darrell D. Rau, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was this day made on the ground, under my supervision, of the property described herein.

Garth Griffith
(2.933 Acres)
File No. 170960
Official Records

Robert Reichle
(1.00 acre)
Vol. 434, pg. 132
Deed Records

Clinton Blezinger
(2.253 Acres)
Volume 762, Page 360
Official Records

Bruce Plick
(2.00 Acres)
Volume 439, Page 807
Deed Records

Industry Volunteer
Fire Dept.
(1.207 Acres)
File No. 041567
Off. Records

Susan Piazza
(0.757 Acres)
Vol. 518, pg. 301
Off. Records

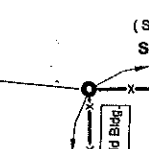
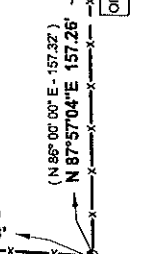
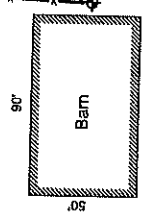
Main Street
(N 87° 11' 30" E - 143.31')
(N 88° 54' 41" E - 143.30')
(S 89° 30' 30" E - 74.37')
(S 83° 43' 01" E - 74.48')

Main Street
(S 79° 13' 16" E - 22.73')
(S 74° 53' 52" E - 73.81')

Main Street
(S 79° 09' 18" E - 92.52')
(S 15° 40' 30" W - 82.32')

(Basis of Bearings - Adjoining Record Deed Call)
Unrecorded Water Line Easement
329.16'
N 01° 30' 00" W

Water Meter
House
Stops
Wood Dock
Old Windmill



STATE OF TEXAS
COUNTY OF AUSTIN

Land Description
2.73 Acres

BEING a tract or parcel containing 2.73 acres of land situated in the John Pettus Survey, Abstract No. 75, City of Industry, Austin County, Texas and being a part or portion of that same land described as 2.79 acres in Deed dated May 17, 1985 from Ira Nathan Slover, et ux to Clinton Blezinger, et ux, recorded in Volume 517, Page 233, Austin County Official Records. Said 2.73 acre tract being described more particularly by metes and bounds as follows:

BEGINNING at a 3/8" iron rod found for the original Northwest corner of the Blezinger called 2.79 acre tract and the Northwest corner of the herein described tract, located on the Southerly line of Main Street, said iron rod also being the Northeast corner of the Garth Griffith 2.933 acre tract as described in File No. 170960, Official Records;

THENCE along the Southerly line of Main Street, the following calls:

- N 88°54'12" E a distance of 143.24 feet (Record Deed Call N 87° 11' 30" E – 143.31') to a 1/2" iron rod set for angle point, and
- S 83°43'01" E a distance of 74.48 feet (Record Deed Call S 89° 30' 30" E – 74.37') to a 60D nail set in the edge of a gravel driveway for angle point, and
- S 79°09'18" E a distance of 92.52 feet to a 1/2" iron rod set for the Northeast corner of the herein described tract and being the Northwest corner of the Clinton Blezinger 0.187 acre tract as surveyed and described this same day;

THENCE crossing the original 2.79 acre tract along the West line of the Blezinger 0.187 acre tract, which is 23 feet West of and parallel with an existing chain link fence, S 15°40'30" W a distance of 82.32 feet to a 1/2" iron rod set for the Southwest corner of the Blezinger 0.187 acre tract and being an interior corner of the herein described tract;

THENCE continuing to cross said 2.79 acre tract along the Blezinger 0.187 acre tract, S 73°18'29" E, at 23.10 feet passing a 1" bent pipe found embedded in concrete, in all a total distance of 50.18 feet to a 1/2" iron rod found for an Easterly exterior corner of the Blezinger called 2.79 acre tract and the herein described tract, also being a Westerly exterior corner of the Susan Piazza 0.757 acre tract as described in Volume 518, Page 301, Official Records;

THENCE along the common boundary between the Blezinger original 2.79 acre tract and the Piazza called 0.757 acre tract, the following calls:

- S 02°39'08" W a distance of 167.83 feet (Record Deed Call S 00° 28' 00" W – 167.70') to a 5/8" iron rod (capped Frank Surveying) found for the Southwest corner of the Piazza tract and being an interior corner of the herein described tract, and
- N 87°57'04" E a distance of 157.26 feet (Record Deed Call N 86° 00' 00" E – 157.32') to a 3/8" iron rod found for the Southeast corner of the Piazza tract and being an Easterly exterior corner of the herein described tract, also being on the West line of the Industry Fire Department 1.207 acre tract as described in File No. 041567, Official Records;

THENCE along the Easterly line of the Blezinger 2.79 acre tract, common with the Westerly line of the Industry Fire Dept. 1.207 acre tract, S 01°48'50" E a distance of 97.18 feet to a 3/8" iron rod found for the Southwest corner of the Fire Dept. 1.207 acre tract and being the Southeast corner of the herein described tract, also being on the Northerly line of the Bruce Pilcik 2.00 acre tract as described in Volume 439, Page 807, Deed Records;

THENCE following an existing fence along the Northerly line of the Pilcik 2.00 acre tract, N 81°22'04" W a distance of 89.76 feet to a 6" corner post found for the Northwest corner of the Pilcik 2.00 acre tract and being the Northeast corner of the Clinton Blezinger 2.253 acre tract as described in Volume 762, Page 360, Official Records, also being an angle point of the herein described tract;

THENCE along the Northerly line of the Blezinger 2.253 acre tract, the following calls:

- N 83°02'31" W a distance of 91.49 feet to a 1/2" iron rod found for angle point, and
- N 85°38'39" W a distance of 180.46 feet to a 1/4" pipe found for the Northwest corner of the Blezinger 2.253 acre tract and being the Northeast corner of the Robert Reichle 1.00 acre tract as described in Volume 434, Page 132, Deed Records;

THENCE along the Northerly line of said Reichle 1.00 acre tract, N 85°58'11" W a distance of 118.58 feet to a 1/2" iron rod set on the East line of the Griffith 2.933 acre tract for the Southwest corner of the herein described tract and being the Northwest corner of the Reichle tract;

THENCE along the Easterly line of the Griffith 2.933 acre tract, N 01°30'00" W (Basis of Bearings – Record Adjoining Deed Call), at 168.06 feet passing a found 1/2" iron rod, continuing for a total distance of 329.16 feet to the **POINT OF BEGINNING**, containing 2.73 acres of land.

Notes:

- (1) Survey plat to accompany this description

Darrell D. Rau

Darrell D. Rau
Registered Professional Land Surveyor
Registration No. 4173 - Firm No. 10162600

Date: June 16, 2017

