

BEING A 1.573 ACRE TRACT OF LAND SITUATED IN SAN FELIPE DE AUSTIN SURVEY, A-5, AUSTIN COUNTY, TEXAS, BEING THE COMBINATION OF LOT-19, LOT-20, LOT-21 AND A PORTION OF LOT-2 OUT OF A 6.8 ACRE TRACT OF LAND DESCRIBED IN A DEED AS RECORDED IN VOLUME 131, PAGE 301, OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS (O.R.A.C.T.), SAID 1.573 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 5/8-INCH IRON ROD FOUND ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GASPAR STREET MARKING THE SOUTH CORNER OF A CALLED 0.603 ACRE TRACT CONVEYED TO HARVEY & VERNELL THOMAS IN DEED RECORDED UNDER VOL. 299, PG. 345, O.R.A.C.T. AND THE MOST SOUTHERLY WEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** N 42° 08' 15" E ALONG THE SOUTHEAST BOUNDARY LINE OF SAID 0.603 ACRE TRACT, A DISTANCE OF 223.55 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE EAST CORNER OF SAID 0.603 ACRE TRACT AND AN INTERIOR CORNER FOR THE HEREIN DESCRIBED TRACT;

**THENCE** N 48° 38' 57" W ALONG THE NORTHEAST BOUNDARY LINE OF SAID 0.603 ACRE TRACT, A DISTANCE OF 117.49 FEET TO A 5/8-INCH IRON ROD FOUND ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WRIGHT STREET MARKING THE NORTH CORNER OF SAID 0.603 ACRE TRACT AND THE MOST NORTHERLY WEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** N 42° 31' 18" E ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID WRIGHT STREET, A DISTANCE OF 20.29 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS 6467" SET AT THE INTERSECTION OF SAID WRIGHT STREET AND AN UNNAMED STREET MARKING THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

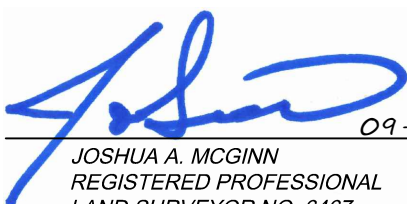
**THENCE** S 46° 28' 23" E ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID UNNAMED STREET, A DISTANCE OF 397.56 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS 6467" SET FOR THE NORTH CORNER OF SAID LOT-22 AND THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** S 43° 25' 52" W ALONG THE NORTHWEST BOUNDARY LINE OF SAID LOT-22, A DISTANCE OF 239.31 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS 6467" SET ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID GASPAR STREET MARKING THE WEST CORNER OF LOT-22 AND THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

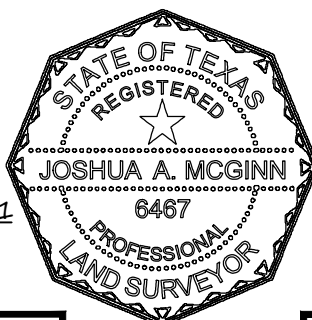
**THENCE** N 46° 28' 23" W ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID GASPAR STREET, A DISTANCE OF 274.78 FEET TO THE POINT OF **BEGINNING** OF THE HEREIN DESCRIBED TRACT CONTAINING 1.573 ACRES (OR 68,524.64 SQUARE FEET) OF LAND.

NOTE: THIS DESCRIPTION IS THE RESULT OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND THE SUBSEQUENT MAPPING IS THE RESULT OF THAT SURVEY. ALL BEARINGS, DISTANCES & AREAS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, U.S. SURVEY FEET.

REFERENCE IS HEREIN MADE TO THE SKETCH ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

  
JOSHUA A. MCGINN  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6467

09-10-2021  
DATE



**SOUTH POINT SURVEYING, PLLC**  
LAND SURVEYING SERVICES  
3221 S. MAIN STREET, PEARLAND, TX 77581  
PHONE: 281-489-5656  
WWW.SP-SURVEYING.COM  
TBPLS# 10194401

**FIELD NOTES DESCRIPTION**

OF A  
1.573 ACRE TRACT OF LAND

PAGE: 1 OF 2

DATE: 09-10-2021

JN: 21-99-024