

**METES AND BOUNDS  
DESCRIPTION  
OF  
0.313 ACRE  
IN THE  
CITY OF SEALY  
SAN FELIPE DE AUSTIN TOWN TRACT, ABSTRACT 5  
AUSTIN COUNTY, TEXAS**

**BEING** all that certain tract or parcel of land containing 0.313 acre of land, in the City of Sealy, San Felipe de Austin Town Tract, Abstract 5, Austin County, Texas, same being all that certain called 0.314 acre parcel as described by instrument recorded in Clerk's File No. 160654 of the Official Records of Austin County, Texas, said 0.313 acre tract being more particularly described by metes and bounds, as follows, to wit:

**BEGINNING** at a 5/8 inch iron rod found for corner, same being the **POINT OF BEGINNING** and most southerly southwest corner of the tract herein described, same being in the northeasterly right-of-way line of North Meyer Street (Texas State Highway No. 36) (80 Ft. Right-of-Way), same being the most westerly northwest corner of that certain called 0.141 acre parcel as described by instrument recorded in Clerk's File No. 052929 of the Official Records of Austin County, Texas;

**THENCE**, with said common line and said northeasterly right-of-way line of North Meyer Street, North 14 degrees 03 minutes 25 seconds West, a distance of 70.81 feet (called North 14 degrees 03 minutes 25 seconds West, 70.80 feet) (Basis of Bearings) to a 1/2 inch iron rod found for corner, same being the most southerly southwest corner of that certain called 8,752 Sq. Ft. parcel as described by instrument recorded in Volume 595, Page 824 of the Official Records of Austin County, Texas, same being in the northeasterly right-of-way line of said North Meyer Street, and same being the most westerly northwest corner of the tract herein described;

**THENCE**, departing said northeasterly right-of-way line of North Meyer Street and with said common line, North 76 degrees 05 minutes 04 seconds East, a distance of 136.00 feet (called North 76 degrees 01 minute 50 seconds East, 136.01 feet) to a 1/2 inch iron rod found for corner, same being the most southerly southeast corner of said called 8,752 Sq. Ft. parcel, same being in a southwesterly line of that certain called 0.136 acre parcel as described by instrument recorded in Clerk's File No. 113087 of the Official Records of Austin County, Texas, and same being a northerly exterior corner of the tract herein described;

**THENCE**, with said common line, South 12 degrees 36 minutes 42 seconds East, a distance of 7.94 feet (called South 12 degrees 36 minutes 42 seconds East, 7.94 feet) to a 1/2 inch iron rod found for corner, same being the most southerly southwest corner of said called 0.136 acre parcel, and same being a northerly interior corner of the tract herein described;

**THENCE**, continuing with said common line, North 76 degrees 12 minutes 29 seconds East, a distance of 69.13 feet (called North 76 degrees 12 minutes 29 seconds East, 69.13 feet) to a 5/8 inch iron rod found for corner, same being the most southerly southeast corner of said called 0.136 acre parcel, and same being in a southwesterly line of that certain called 8,325 Sq. Ft. parcel as described by instrument recorded in Clerk's File No. 086414 of the Official Records of Austin County, Texas, and same being the most northerly northeast corner of the tract herein described;

**THENCE**, with said common line, South 12 degrees 24 minutes 25 seconds East, a distance of 60.09 feet (called South 12 degrees 23 minutes 52 seconds East, 60.38 feet) to a 5/8 inch iron rod found for corner, same being the most southerly southwest corner of said called 8,325 Sq. Ft. parcel, same being in the northwesterly line of that certain called 9,253 Sq. Ft. parcel as described by instrument recorded in Volume 743, Page 801 of the Official Records of Austin County, Texas, and same being the most easterly southeast corner of the tract herein described;

Continued  
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19 N. Miller Bellville, Texas 77418

1-979-865-8111 1-800-427-8783

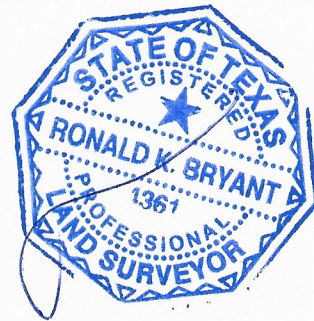
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- Metes and Bounds Description of 0.313 Acre
- In the San Felipe de Austin Town Tract, Abstract 5

THENCE, with said common line, South 75 degrees 20 minutes 15 seconds West, a distance of 203.21 feet (called South 75 degrees 22 minutes 59 seconds West, 203.20 feet) to the POINT OF BEGINNING of the tract herein described and containing 0.313 acre of land, more or less. Refer to Boundary and Improvements Survey Plat, Prepared by A-Survey, Inc., Dated December 3, 2021.

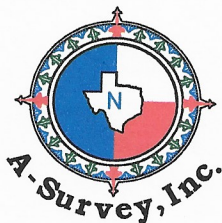
PROJECT NO. 21270A

DECEMBER 3, 2021



:COMPILED BY:

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