



ALEXANDER SURVEYING
LAND SURVEYORS

OWNER: DWAYNE M. & NANCY ELAINE SNOW

BUYER: FRANK T. ANDOLINO

7.548 ACRES

ALL THAT TRACT OR PARCEL OF LAND consisting of 7.548 Acres located in the Stephen F. Austin Four (4) League Grant, A-4, Austin County, Texas. Subject tract being the residue of the called 8.716 Acre tract that is described in a Deed to Dwayne M. Snow, and wife, Nancy Elaine Snow as recorded in Volume 570, Page 58 of the Official Records of Austin County, Texas. Said tract consisting of 7.548 Acres and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at a fence corner post in the South Right-of-way of State Highway 159 (120 ft. R.O.W.) and being the Northwest corner of the 4.618 Acre tract described in a Deed to Phillip W. Morgan, et ux as recorded in Volume 782, Page 584 O.R.A.C.T. and being the Northeast corner of the 8.716 Acre tract mentioned above and the Northeast corner of the herein described tract;

THENCE S 10d 01' 10" W, with the common line with said 4.618 Acre adjoining tract and generally with an existing fence line, a distance of 840.65 ft. (Called Brg. S 10d 13' 09" W) to a 1/2" iron rod found at a fence corner post and being the Northeast corner of the 1.162 Acre tract described in a Deed to Pamela Gaye Riemer as recorded in File# 047363 O.R.A.C.T. and being the Southeast corner of the herein described tract;

THENCE N 89d 08' 00" W, with the North line of the 1.162 Acre adjoining tract, a distance of 261.32 ft. (No Call) to a 1/2" iron rod found at a fence corner post and being the Northwest corner of the 1.162 Acre adjoining tract, the same being the Northeast corner of the called 0.500 Acre tract described in a Deed to Dwayne M. Snow, et ux as recorded in Volume 659, Page 438 O.R.A.C.T. and being an angle point in the 8.716 Acre parent tract and an angle point in the South line of the herein described tract;

THENCE N 89d 34' 56" W, with the North line of the 0.500 Acre adjoining tract, a distance of 109.57 ft. (Called N 89d 26' 07" W, 109.73 ft.) to a 1/2" iron rod found in the East line of the 9.210 Acre tract described in a Deed to Joseph E. Carr as recorded in File# 042022 O.R.A.C.T. and being the Southwest corner of the herein described tract;

THENCE N 06d 20' 26" E, with the common line with the 9.210 Acre adjoining tract and generally with an existing fence line, a

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7.548 ACRES (continued)

distance of 813.31 ft. (Called N 06d 31' 47" E, 814.06 ft.) to a 1/2" iron rod found at a fence corner post in the South Right-of-way of State Highway 159 and being the Northeast corner of the 9.210 Acre adjoining tract, for the Northwest corner of the herein described tract;

THENCE with the South Right-of-way of State Highway 159 and with a curve to the right, which has a Central Angle of 11d 18' 31", Radius of 2169.72 ft., Arc Length of 428.25 ft. and Chord Brs. N 88d 01' 25" E, 427.55 ft. (Called N 88d 19' 57" E, 427.68 ft.) to the **PLACE OF BEGINNING** and containing 7.548 Acres.

NOTES: Bearings shown hereon are based upon the 1.162 Acre description recorded in File# 047363 O.R.A.C.T.

Reference is hereby made to plat, of the subject tract, prepared this day.

December 1, 2004
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Glen S. Alexander
Registered Professional Land Surveyor, #4194



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