

METES AND BOUNDS  
DESCRIPTION  
OF  
5,000 ACRES  
IN THE  
HENRY MATHEWS SURVEY, ABSTRACT 264  
AUSTIN COUNTY, TEXAS  
AND  
HENRY MATHEWS SURVEY, ABSTRACT 160  
WASHINGTON COUNTY, TEXAS

BEING all that certain tract or parcel of land containing 5,000 acres of land, more or less, in the Henry Mathews Survey, Abstract 264, Austin County, Texas and the Henry Mathews Survey, Abstract 160, Washington County, Texas, same being out of that certain called Tract II called 28.7 acre parcel as described by deed recorded in Volume 529, Page 301 of the Official Records of Austin County, Texas, and Volume 529, Page 56 of the Official Records of Washington County, Texas, said 5,000 acre tract being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a 1/2 inch iron rod found for corner, same being the POINT OF BEGINNING and most westerly corner of the tract herein described, same being in the northeasterly margin of Sander Road (margin varies), same being the most westerly corner of said Tract II called 28.7 acre parcel, and same being the most southerly corner of that certain called 4.989 acre parcel as described by deed recorded in Volume 1306, Page 530 of the Official Records of Austin County, Texas, from which a 3/8 inch iron rod found for reference bears North 47 degrees 24 minutes 35 seconds West, a distance of 687.01 feet (called North 47 degrees 27 minutes 00 seconds West, 687.03 feet), same being the most westerly corner of said called 4.989 acre parcel, and same being the most southerly corner of the residue of that certain called 43.32 acre parcel as described by deed recorded in Volume 136, Page 121 of the Deed Records of Washington County, Texas;

THENCE, departing said northeasterly margin of said Sander Road and with said common line, North 44 degrees 30 minutes 00 seconds East, a distance of 310.45 feet (called North 44 degrees 30 minutes 00 seconds East, 310.55 feet) (Basis of Bearings) to a 3/8 inch iron rod found for corner, same being the most northerly corner of the tract herein described, same being in the northwesterly line of said Tract II called 28.7 acre parcel, same being the most southerly corner of the residue of that certain Tract I called 21 acre parcel as described by deed recorded in Volume 529, Page 301 of the Official Records of Austin County, Texas, and Volume 529, Page 56 of the Official Records of Washington County, Texas, and same being the most easterly corner of said called 4.989 acre parcel, from which a 1/2 inch iron rod found for reference bears North 47 degrees 24 minutes 35 seconds West, a distance of 712.68 feet (called North 47 degrees 27 minutes 00 seconds West, 713.41 feet), same being the most northerly corner of said called 4.989 acre parcel, same being the southeasterly line of the aforementioned residue of said called 43.32 acre parcel, and same being the most westerly corner of the residue of said Tract I called 21 acre parcel;

THENCE, departing said common line, South 47 degrees 24 minutes 35 seconds East, a distance of 701.94 feet to a 1/2 inch iron rod set for corner, and same being the most easterly corner of the tract herein described;

THENCE, South 44 degrees 30 minutes 00 seconds West, a distance of 310.45 feet to a 1/2 inch iron rod set for corner, same being in the southwesterly line of the aforementioned Tract II called 28.7 acre parcel, same being in the northeasterly margin of the aforementioned Sander Road, and same being the most southerly corner of the tract herein described;

THENCE, with said northeasterly margin of Sander Road and said common line, North 47 degrees 24 minutes 35 seconds West, a distance of 701.94 feet (called North 47 degrees 00 minutes 00 seconds West) to the POINT OF BEGINNING of the tract herein described and containing 5,000 acres of land, more or less, of which approximately 3.488 acres lie within Austin County, Texas, and approximately 1.512 acres lie within Washington County, Texas. For Reference Please Refer to Boundary Survey Plat, Prepared by A-Survey, Inc., Dated March 13, 2014.

PROJECT NO. H26A  
MARCH 13, 2014  
COMPILED BY:



19 N. Miller      Bellville, Texas 77418



1-979-865-8111    1-800-427-8783

**BOUNDARY SURVEY PLAT  
OF  
5.000 Acres  
IN THE**  
**HENRY MATHEWS SURVEY, A-204  
AUSTIN COUNTY, TEXAS  
AND THE  
HENRY MATHEWS SURVEY, A-100  
WASHINGTON COUNTY, TEXAS**

**LEGEND**

- POWER POLE
- 4" IRON BOLL ROAD
- 4" IRON BOLL ROAD
- 4" IRON BOLL ROAD
- TELEPHONE FEDERAL
- 4" IRON BOLL ROAD
- TELEPHONE FEDERAL
- 4" IRON BOLL ROAD
- OPENING ELECTRIC
- WOODEN FENCE
- APRINTZ
- BARBED WIRE FENCE
- DEED CALL

**COURSE & DISTANCE TABLE  
FOUND CALLED**

LINE	BEARING	DISTANCE	REFERENCE	DIPOCKER
L1	S 44° 20' 00" E	313.45'	1813 of 1813	913.89'
L2	S 47° 20' 00" E	703.24'	N.A.	N.A.
L3	S 44° 20' 00" W	313.45'	N.A.	N.A.
L4	S 47° 20' 00" W	703.24'	N.A.	N.A.



Eslo Tregler  
Residue of Child 1813-1817  
Vol. 289, Pg. 121, D.R.C.T.  
N 47° 20' 00" W 712.68'  
N 47° 20' 00" W 712.68'

David Waring Trustee, et ux  
Called Eslo's Ac.  
Vol. 1708, Pg. 530, D.R.C.T.  
N 47° 20' 00" W 712.68'  
N 47° 20' 00" W 712.68'

Anna Belle Sander Nail, et vir  
Residue of Tract I Called 21 Acres  
Vol. 529, Pg. 301, O.R.A.C.T.  
Vol. 529, Pg. 56, O.R.W.C.T.

Anna Belle Sander Nail, et vir  
Tract II Called 28.7 Acres  
Vol. 529, Pg. 301, O.R.A.C.T.  
Vol. 529, Pg. 56, O.R.W.C.T.



**A-SURVEY, INC.**  
THE MASTERS OF MEASUREMENT  
30 NORTH MILLER  
BELLEVILLE, TEXAS 77804  
737-666-8111  
4089-4091 BELLEVILLE  
AUSTIN COUNTY, TEXAS  
T.S.P.L.S. JOHN EDEL, L.D., N. 00000046  
PROJECT NO.: 4194A

TITLE CO.: BOTS TITLE COMPANY  
MORTGAGE CO.: AUSTIN COUNTY STATE BANK  
BORROWER: BRANSON KRUEGER  
ADDRESS: SANDER ROAD, AUSTIN & WASHINGTON COUNTY, TEXAS  
CONTRACT # 001, COMPANY # 001, ALL RIGHTS RESERVED

**NOTES:**

- 1) THE SURVEYOR HAS NOT ABSTRACTED THE TRACT PROPERTY.
- 2) THE TRACT PROPERTY IS SHOWN BY THE BOUNDARY SURVEY PLAT.
- 3) THE SURVEYOR HAS NOT ABSTRACTED THE TRACT PROPERTY.
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- 20) THE SURVEYOR HAS NOT ABSTRACTED THE TRACT PROPERTY.

3-13-2014  
RONALD K. BRYANT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4361