



ALEXANDER SURVEYING
LAND SURVEYORS

DANIEL & JANICE PLAGENS

3.101 ACRES

ALL THAT TRACT OR PARCEL OF LAND consisting of 3.101 Acres located in the Henry Cheves Survey, A-25, Austin County, Texas. Subject tract being a portion of the called 18.116 Acre tract described in Deed to Daniel Plagens, and wife, Janice Plagens, recorded in Volume 758, Page 435 of the Official Records of Austin County, Texas. Said tract consisting of 3.101 Acres, of which 0.050 Acres are within the limits of County Line Road (Public Road) and being more particularly described as follows:

BEGINNING at a nail found within the limits of County Line Road for the South corner of the called 58.18 Acre tract described in Deed to Clyde W. & Susan E. French, recorded in File# 047608 O.R.A.C.T. for the West corner of the 18.116 Acre parent tract and the West corner of the herein described tract;

THENCE N 60° 26' 41" E, passing at 10.06 ft. a 3/8" iron rod found at a fence corner post on the Northeast Right-of-way of County Line Road and continuing generally with an existing fence, a total distance of 628.78 ft. to a point in the centerline of Brushy Creek, the same being the common line with the residue of the called 115 Acre tract described in Deed to Veronica Kubeczka, recorded in File# 045562 O.R.A.C.T. (better described in Volume 396, Page 476 of the Deed Records of Austin County, Texas) for the North corner of the 18.116 Acre parent tract and the North corner of the herein described tract. From said rod, a 1/2" iron rod found at a fence corner post, Brs. S 60° 26' 41" W, 20.00 ft.;

THENCE with the centerline meanders of Brushy Creek the following courses and distances:

S 39° 15' 36" E,	64.15 ft.;
S 34° 39' 55" E,	60.22 ft.;
S 23° 19' 32" E,	67.41 ft.;
S 17° 53' 26" E,	25.30 ft. to a point in the centerline

of said creek for the East corner of the herein described tract;

THENCE S 60° 26' 41" W, severing the 18.116 Acre parent tract and passing at 20.00 ft. a 1/2" iron rod set, for reference and continuing, a total distance of 616.93 ft. to a 1/2" iron rod set within the limits of County Line Road, for the South corner of the herein described tract. From said rod, a 1/2"

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3.101 ACRES (continued)

iron rod set on the Right-of-way of said road, Brs. N 60° 26' 41" E, 10.06 ft.

THENCE N 30° 06' 30" W, with a line which is within the limits of County Line Road, a distance of 84.70 ft. to a 1/2" iron rod set for an angle point in said road and from said rod, a 1/2" iron rod found, Brs. S 11° 09' 55" W, 3.88 ft.;

THENCE N 36° 01' 32" W, continuing with a line, which is within the limits of County Line Road, a distance of 131.14 ft. to the **PLACE OF BEGINNING** and containing 3.101 Acres, of which 0.050 Acres are within the limits of County Line Road.

NOTES: Bearings shown hereon are based upon Grid North as determined from G.P.S. Observation, State Plane Coordinates, South Central Zone, NAD 83.

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

All 1/2" iron rods set are capped with yellow cap Mkd RPLS 4194.

Reference is hereby made to Application for Property Division made with Austin County on November 20, 2019.

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Glen S. Alexander

Glen S. Alexander
Registered Professional Land Surveyor, #4194

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