

John Nichols Survey, Abstract No. 73
Austin County, Texas
1.066 Acres
Project No. 22-279

METES AND BOUNDS DESCRIPTION OF A 1.066 ACRE TRACT OF LAND BEING ALL OF THAT CALLED 1.063 ACRE TRACT OF LAND DESCRIBED IN DEED TO MARK STEVEN HUNTER AND BECKY P. HUNTER RECORDED IN INSTRUMENT NO. 103330 OF THE OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY, TEXAS (O.P.R.A.C.,TX) AND SITUATED IN THE JOHN NICHOLS SURVEY, ABSTRACT NO. 73 OF AUSTIN COUNTY, TEXAS. SAID 1.066 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found 1/2 inch iron rod with yellow cap in the southeast right of way line of North Harris Street marking the northwest corner of said 1.063 acre tract and the southwest corner of the residue of a called 2.952 acre tract of land described in deed to Jerré Elyse Lunsford recorded in Instrument No. 075156 O.P.R.A.C.,TX;

Thence with the northeast line of said 1.063 acre tract and the southwest line of said 2.952 acre tract the following two (2) courses:

1. South 71 degrees 18 minutes 16 seconds East 88.31 feet to a set 5/8 inch iron rod with cap stamped "RPLS 6229";
2. South 66 degrees 53 minutes 44 seconds East 189.23 feet to a found 3/8 inch iron rod in the northwest right of way line of North Mathews Street marking the northeast corner of said 1.063 acre tract and the southeast corner of the residue of said 2.952 acre tract;

Thence with the southeast line of said 1.063 acre tract and the northwest right of way line of North Mathews Street South 22 degrees 47 minutes 50 seconds West 159.54 feet to a found 1/2 inch iron rod at the intersection of the northeast right of way line of East Palm Street with the northwest right of way line of North Mathews Street marking the southeast corner of said 1.063 acre tract;

Thence with the southwest line of said 1.063 acre tract and the northeast right of way line of East Palm Street the following three (3) courses:

1. South 70 degrees 45 minutes 16 seconds West 8.31 feet to a set 5/8 inch iron rod with cap stamped "RPLS 6229";
2. North 83 degrees 17 minutes 44 seconds West 6.36 feet to a set 5/8 inch iron rod with cap stamped "RPLS 6229";
3. North 67 degrees 23 minutes 44 seconds West 266.99 feet to a set 5/8 inch iron rod with cap stamped "RPLS 6229" at the intersection of the southeast right of way line of North Harris Street with the northeast right of way line of East Palm Street marking the southwest corner of said 1.063 acre tract;

Thence with the northwest line of said 1.063 acre tract and the southeast right of way line of North Harris Street North 23 degrees 29 minutes 16 seconds East 162.48 feet to the POINT OF BEGINNING of the herein described tract and containing 1.066 acres within these metes and bounds.

Reference is herein made to the sketch accompanying this metes and bounds description

Bearing Basis: All bearings shown herein referenced to the Texas Coordinate System of 1983 (2011), South Central Zone, U.S. Survey Feet derived from G.P.S. observations.



Donald Ray Hunter, Jr.
Registered Professional Land Surveyor
No. 6229 - State of Texas
Prepared by: HLS Services, LLC
Texas Firm No. 10194614



T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)

Date: 2/8/24 GF No. _____

Name of Affiant(s): Mark S. Hunter and Beady P. Hunter

Address of Affiant: 301 E Palm St, Bellville Tx 77418

Description of Property: Lot 11 & 12, Bellville Town site

County Austin, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners."):

2. We are familiar with the property and the improvements located on the Property.

3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since 12/17/2022 there have been no:

- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
- b. changes in the location of boundary fences or boundary walls;
- c. construction projects on immediately adjoining property(ies) which encroach on the Property;
- d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below): None

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Mark S. Hunter
Beady P. Hunter



SWORN AND SUBSCRIBED this 8th day of February, 2024
Stacey Leigh Hayes
Notary Public

310 E Palm Street, Bellville
Texas, AC +/-



Boundary

Lindi Camaron Team

P: 9794514645

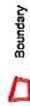
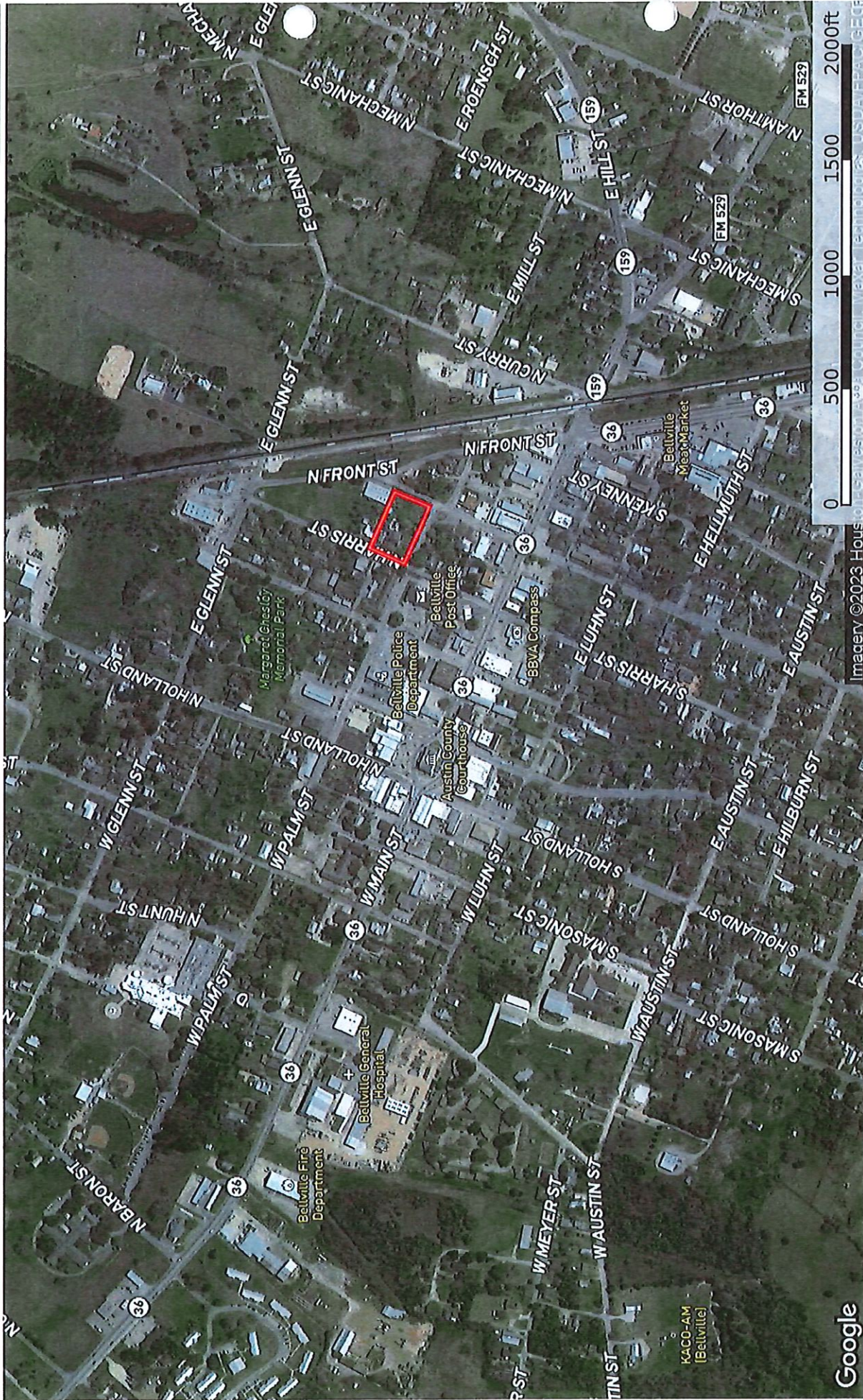
<http://indicamaronteam.buybrenham.com/>

601 Medical Court



The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

310 E Palm Street, Bellville
Texas, AC +/-



Lindi Camaron Team
P: 9794514645 <http://lindicamaronteam.buybrenham.com/>

601 Medical Court



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August Haak

1830-1901

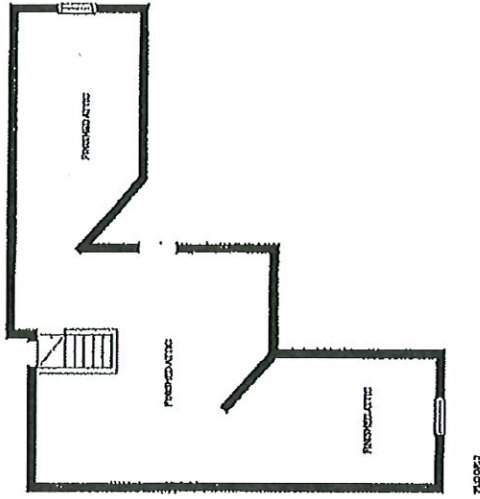
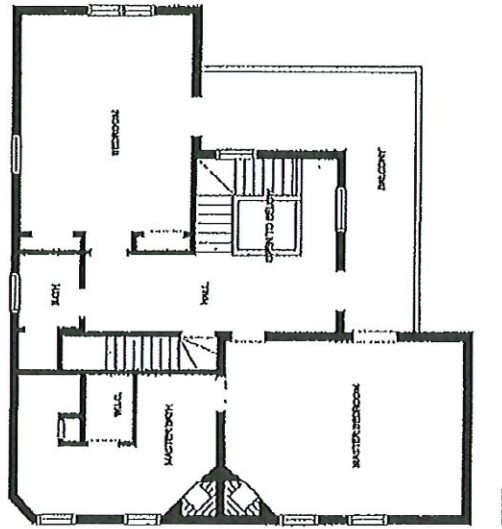
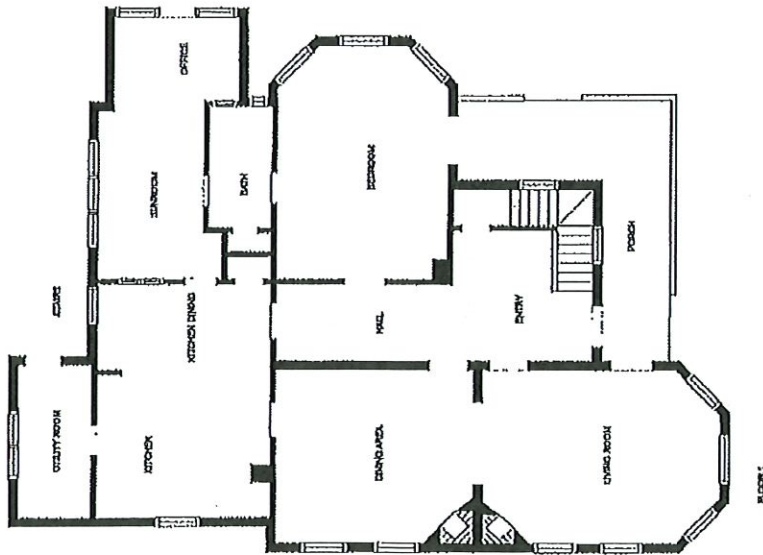
In 1854 August Haak left his home in Prussia and landed in Galveston. He made his way to Bellville where he became the town's first shoemaker. The 24 year old learned carpentry at a furniture shop on the square while also making shoes. In 1857 he purchased the furniture shop on North Bell where he had been working and married Emilie Wammel. The Haak's made their residence on the upper floor of the shop where they raised 6 children.

A few years later August Haak entered the mercantile business with great success becoming the sole agent for John Deere. Haak owned 120 feet of store front property along N. Bell on the square and commissioned a brick building to replace the recently acquired wooden structure next to his store. Haak's new store was so impressive that the Commissioners for the new jail project decided that the new Austin County jail was to be of "first class brick such as used in A. Haak's new store house in Bellville". Haak served on the Bellville English and German School boards and was a founder and charter member of St. Mary's Church.

In 1886 August Haak began the construction of a home that would match his stature and prominence as a pioneer Bellville merchant. The home sits at 310 E. Palm, a beautifully preserved example of Victorian Eastlake architecture.

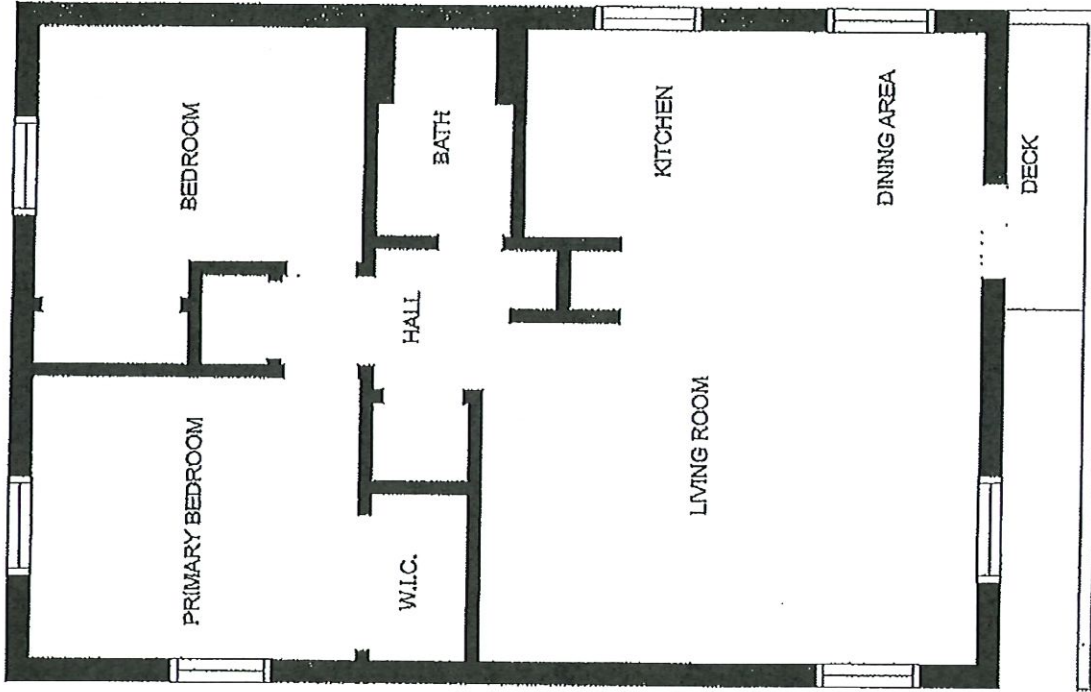
August and Emilie became guardians of their deceased son Julius's 3 children in 1895 caring for them at the Palm Street home with the help of two daughters. The home remained in the Haak family until 1967.

Main home



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Garage
Apartment



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.