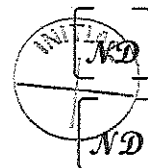




ALEXANDER SURVEYING  
LAND SURVEYORS



OWNER: ESTATE OF MARSHA LONG OWEN AND

ESTATE OF FLORENCE RINN LONG, RICHARD MAYS OWEN, EXECUTOR

BUYER: RYAN S. POPE

08/05/21



10.127 ACRES

ALL THAT TRACT OR PARCEL OF LAND consisting of 10.127 Acres located in the James Murphy Survey, A-292, Austin County, Texas. Subject tract being a portion of the called 68-Acre tract described in Deed to Florence Long and Marsha Jean Long, recorded in Volume 355, Page 476 of the Deed Records of Austin County, Texas and also a portion of the 5.090 Acre tract described in Deed to Marsha Jean Long Owen, recorded in Volume 557, Page 376 of the Official Records of Austin County, Texas. Said tract consisting of a total of 10.127 Acres, of which 0.027 Acres are within the limits of Post Oak Point Road (Public Road) and being more particularly described as follows:

BEGINNING at a point within the limits of Post Oak Point Road for the Southwest corner of the original 68 Acre parent tract, the same being the Southwest corner of the 5.090 Acre tract and the Southwest corner of the herein described tract;

THENCE N 17° 37' 56" E, passing at 20.71 ft. a 1/2" iron rod found in the North Right-of-way of Post Oak Point Road for the Southeast corner of the 29.38 Acre tract described in Deed to Robert L. & Mary G. Price, recorded in File# 040638 O.R.A.C.T. and continuing with the common line with the Price tract and generally with an existing fence, a total distance of 982.23 ft. to a 1/2" iron rod set for the Northwest corner of the herein described tract;

THENCE S 85° 35' 57" E, crossing the common Deed Line between the 5.090 Acre tract and the residue of the 68 Acre tract, a distance of 720.28 ft. to a 1/2" iron rod set in the existing fence and on the Deed Line of the 91.986 Acre tract described in Deed to Robert L. & Mary Price, recorded in Volume 797, Page 930 O.R.A.C.T. and on the West line of a Deed Overlap Area between the 91.986 Acre adjoining tract and the 68 Acre parent tract and said Deed Overlap Area is being retained by the

October 28, 2020  
Revised October 30, 2020  
W.O.# 20-7887

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ALEXANDER SURVEYING  
LAND SURVEYORS



OWNER: ESTATE OF MARSHA LONG OWEN AND

ESTATE OF FLORENCE RINN LONG, RICHARD MAYS OWEN, EXECUTOR

BUYER: RYAN S. POPE

10.127 ACRES (continued)

08/05/21



owners and said rod being the Northeast corner of the herein described tract. From said rod, the Deed Line of the 68 Acre parent tract, Brs. S 85° 35' 57" E, 5.29 ft. (set 1/2" iron rod for reference);

THENCE S 03° 54' 36" W, with the West line of the 91.986 Acre tract and generally with an existing fence, a distance of 526.43 ft. to a 1/2" iron rod found for an angle point in the 91.986 Acre adjoining tract and in the herein described tract;

THENCE S 03° 36' 59" W, continuing with the West line of the 91.986 Acre tract, the same being the West line of the Deed Overlap Area and generally with the existing fence, a distance of 57.17 ft. to a 1/2" iron rod set for the Northeast corner of a 10.400 Acre tract, which is also a portion of the 68 Acre parent tract, that has been surveyed and described this day, for the Southeast corner of the herein described tract. From said rod, the Deed Line to the 68 Acre parent tract, Brs. S 86° 05' 42" E, 5.04 ft. (set 1/2" iron rod for reference);

THENCE N 86° 05' 42" W, with the North line of the 10.400 Acre tract mentioned above, a distance of 451.34 ft. to a 1/2" iron rod set on the East line of the called 5.19 Acre tract described in Deed to Dale W. & Joanna Rinn, recorded in File# 193121 O.R.A. C.T. for the Northwest corner of the 10.400 Acre adjoining tract and an angle point in the South line of the herein described tract;

THENCE N 17° 38' 01" E, with the common line with the 5.19 Acre Rinn tract, a distance of 97.21 ft. to a 1/2" iron rod found for the Northeast corner of the 5.19 Acre Rinn tract and being an angle point in the herein described tract;

THENCE N 72° 20' 36" W, continuing with the common line with the 5.19 Acre Rinn tract, a distance of 341.61 ft. to a 1/2" iron rod found for the Northwest corner of the 5.19 Acre Rinn tract and being on the original Easterly line of the 5.090 Acre parent tract, for an angle point in the herein described tract;

THENCE S 17° 37' 56" W, with the Easterly line of the 5.090 Acre parent tract, the same being the Westerly line of the 5.19 Acre Rinn tract, a distance of 594.04 ft. to a point within the

October 28, 2020  
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ALEXANDER SURVEYING  
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OWNER: ESTATE OF MARSHA LONG OWEN AND

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10.127 ACRES (continued)

limits of Post Oak Point Road for the lower Southeast corner of the herein described tract. From said point, a 1/2" iron rod found in the North Right-of-way of Post Oak Point Road, Brs. N 17° 37' 56" E, 19.14 ft.;

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THENCE N 50° 52' 04" W, with a line, which is within the limits of Post Oak Point Road, a distance of 64.30 ft. to the PLACE OF BEGINNING and containing 10.127 Acres, of which 0.027 Acres are within the limits of Post Oak Point Road

NOTES: Bearings shown hereon are based upon Grid North as determined from G.P.S. Observation, State Plane Coordinates, Texas 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".

October 28, 2020  
Revised October 30, 2020  
W.O.# 20-7887

*Glen S. Alexander*

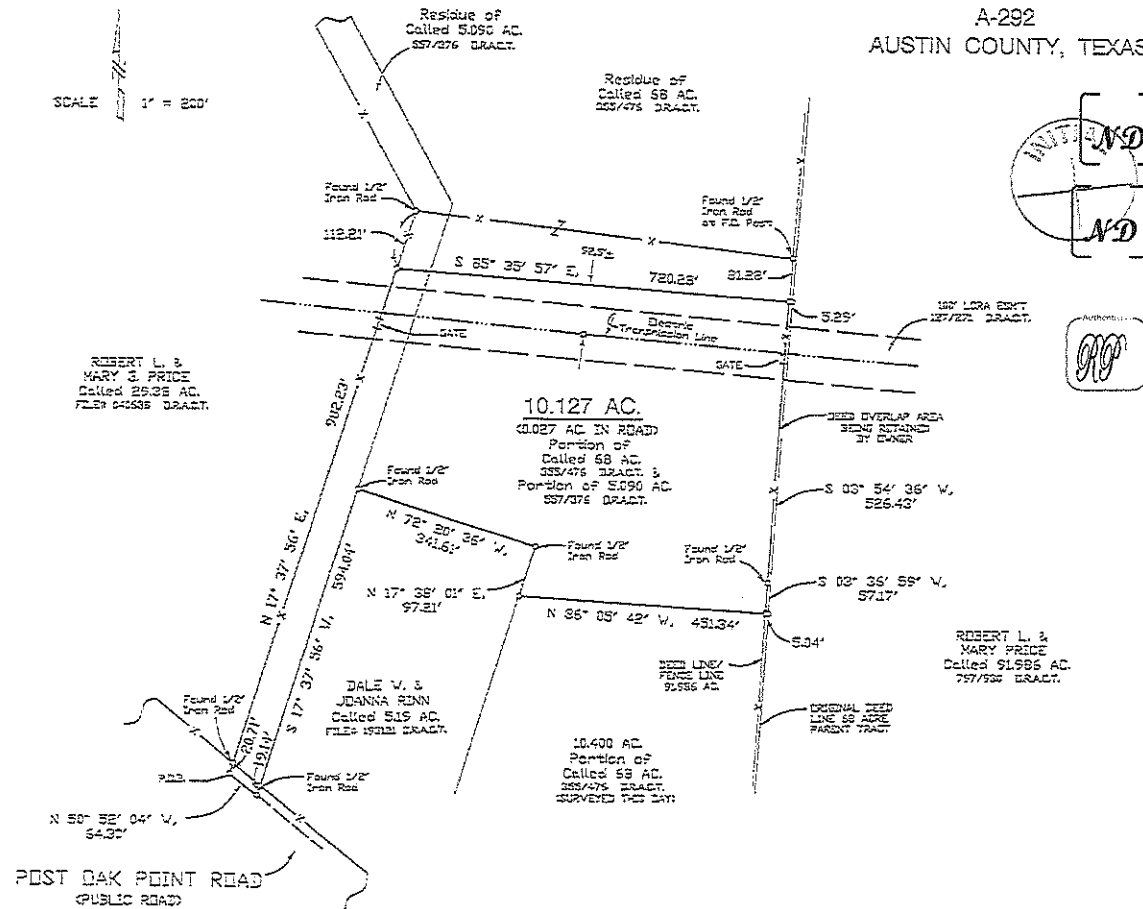
Glen S. Alexander  
Registered Professional Land Surveyor, #4194



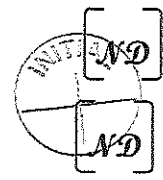
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**JAMES MURPHY SURVEY  
 A-292  
 AUSTIN COUNTY, TEXAS**

SCALE 1" = 200'



ROBERT L. &  
 MARY J. PRIDE  
 Called 29.98 AC.  
 FILED 04/28/88 TRACT.



08/05/21

ROBERT L. &  
 MARY PRIDE  
 Called 91.98 AC.  
 FILED 07/28/88 TRACT.

- NOTES:**
- 1) The tract of land shown hereon lies within Zone 'X' (Area of Minimal Flood Hazard) of the Flood Hazard Zone according to the F.L.R.V., Flood Insurance Rate Map 48015C 0150F, Map Revised October 18, 2015.
  - 2) Bearings shown hereon are based upon Grid North as determined from G.P.S. Observation, State Plane Coordinates, Texas South Central Zone, NAD 83.
  - 3) Reference is hereby made to notes and bounds description of the subject tract, prepared this day.
  - 4) All 1/2" iron rods set are capped with yellow cap Nkd (RPLS 4194).
  - 5) This plat was prepared for the exclusive use of the individuals and/or institutions named on this survey. It is non-transferable to additional institutions or individuals without expressed recertification by Alexander Surveying.
  - 6) This plat is the property of Alexander Surveying. Reproduction of this plat for any purpose is expressly forbidden without the written consent of an authorized agent of Alexander Surveying.
- F.L. - Fence Line  
 F.C. - Fence Corner  
 o - Denotes set 1/2" iron rod, unless otherwise noted, except in road.

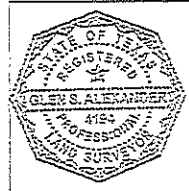
REVISED 10-20-2020

I, Glen S. Alexander, Registered Professional Land Surveyor, do hereby certify that the plat and/or the description shown hereon accurately represents the results of an on the ground survey made under my direction and supervision on OCTOBER 25, 2020 and all corners and acreage are shown hereon. There are no conflicts, protrusions or easements apparent on the ground, except as shown and/or noted hereon.

This survey was performed in connection with the transaction described in G.F. No. 578467-8558523232823-Prof CHICAGO TITLE and is certified for that transaction only.

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

Glen S. Alexander  
 Glen S. Alexander - Registered Professional Land Surveyor, #4194



OWNER: ESTATE OF MARSHA LONG OWEN  
 AND ESTATE OF FLORENCE RINN LONG,  
 RICHARD MAYS OWEN, EXECUTOR  
 BUYER: RYAN S. POPE

**ALEXANDER SURVEYING**  
 105 E. Lakin Street P. O. BOX 325  
 Bellville, Texas 77618  
 Phone: 579-855-0145 Fax: 579-855-5988  
 alexandersurveying@yahoo.com  
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Glen S. Alexander	County	AUSTIN	Field Crew	J.E.
R.P.L.S. No. 4194	Survey	JAMES MURPHY SURVEY, A-292	Computations	G.A.
TPPLS FIRM NO. 10134400	City		Drafting	B.C.
Date OCTOBER 25, 2020	Addition		AC VOL. 328, PG. 21 1977-2021 Work Order 20-7887	