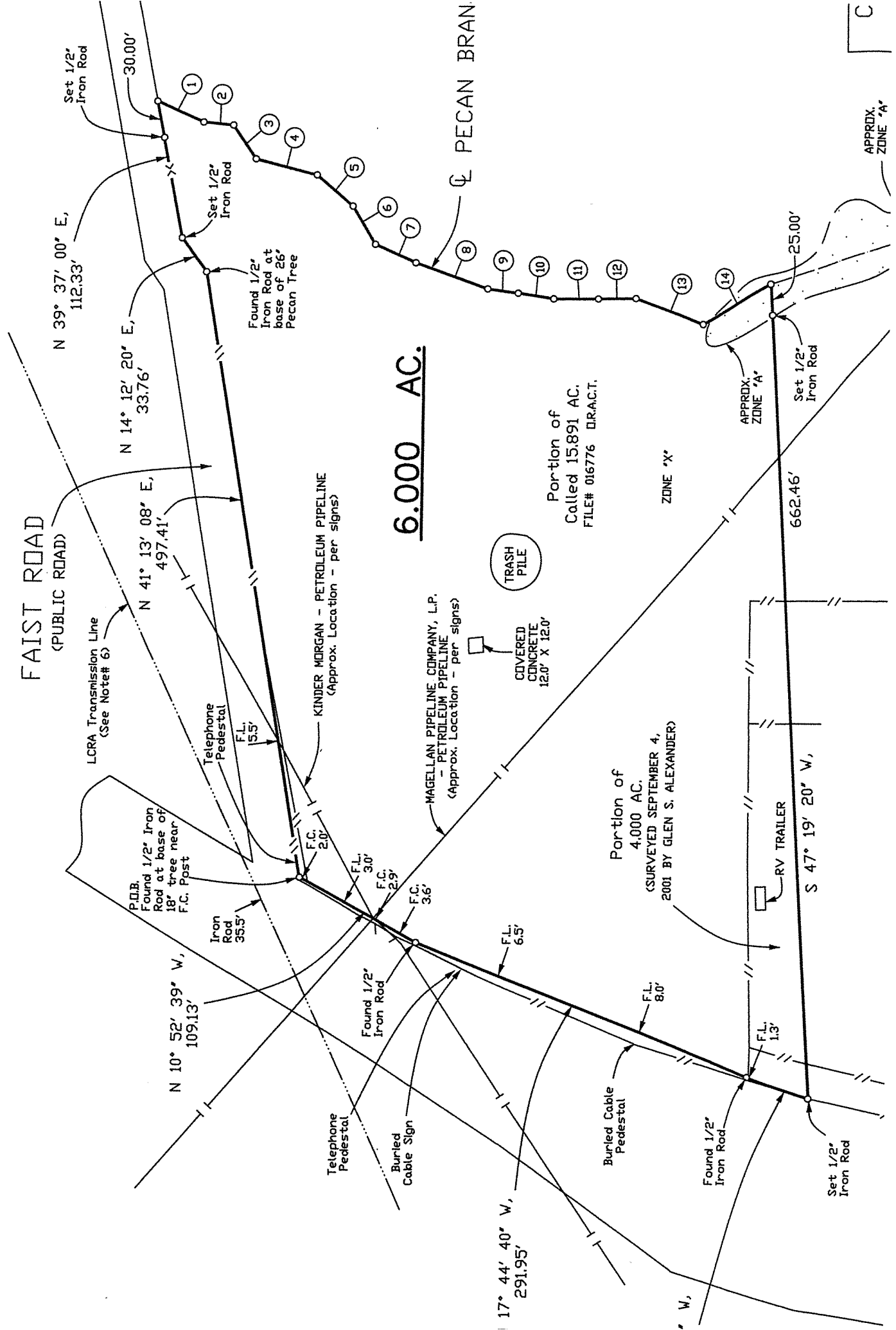


# FAIST ROAD (PUBLIC ROAD)



**6.000 AC.**

Portion of  
Called 15.891 AC.  
FILE# 016776 DR.A.C.T.

Portion of  
4.000 AC.  
(SURVEYED SEPTEMBER 4,  
2001 BY GLEN S. ALEXANDER)

PECAN BRAN.

APPROX.  
ZONE 'A'

ZONE 'X'

APPROX.  
ZONE 'A'

662.46'

25.00'

S 47° 19' 20" W,  
RV TRAILER

Set 1/2"  
Iron Rod

Found 1/2"  
Iron Rod

Buried Cable  
Pedestal

17° 44' 40" W,  
291.95'

Telephone  
Pedestal

Found 1/2"  
Iron Rod

FL: 6.5'

FL: 8.0'

FL: 1.3'

FL: 3.6'

FL: 2.9'

FL: 3.0'

FL: 5.5'

FL: 35.5'

FL: 497.41'

FL: 33.76'

FL: 112.33'

FL: 30.00'

FL: 30.00'

FL: 30.00'

FL: 30.00'

FL: 30.00'

FL: 30.00'

FL: 30.00'

FL: 30.00'

FL: 30.00'

FL: 30.00'

FL: 30.00'

FL: 30.00'



**ALEXANDER SURVEYING**  
**LAND SURVEYORS**

OWNER: ELIZABETH P. MARTINEZ

BUYER: DAVID C. & CAROL J. OATESS

6.000 ACRES

ALL THAT TRACT OR PARCEL OF LAND consisting of 6.000 Acres located in the Stephen F. Austin Four (4) League Grant, A-4, Austin County, Texas. Subject tract being comprised of a portion of the called 15.891 Acre tract described in Deed to Elizabeth P. Martinez, recorded in File# 016776 of the Official Records of Austin County, Texas and a portion of a 4.000 Acre tract, having been surveyed and described by Glen S. Alexander on September 4, 2001 out of the 15.891 Acre tract. Said tract consisting of 6.000 Acres and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found at the base of an 18" tree near a fence corner post at the intersection of the Easterly Right-of-way of F.M. Highway 109 (R.O.W. Varies - Volume 181, Page 322 of the Deed Records of Austin County Texas) and the Southeast-erly Right-of-way of Faist Road (Public Road) for the West corner of the 15.891 Acre parent tract and the herein described tract;

**THENCE** N 41° 13' 08" E, with the Southeasterly Right-of-way of Faist Road and generally with an existing fence, a distance of 497.41 ft. to a 1/2" iron rod found at the base of a 26" pecan tree for an angle point in the herein described tract;

**THENCE** N 14° 12' 20" E, continuing with the Southeasterly Right-of-way of Faist Road and generally with the remains of an existing fence, a distance of 33.76 ft. to a 1/2" iron rod set for an angle point in the herein described tract;

**THENCE** N 39° 37' 00" E, continuing with the Southeasterly Right-of-way of Faist Road and generally with the remains of an existing fence, a distance of 112.33 ft. to a point in the centerline of Pecan Branch and being the common line with the called 76.028 Acre tract described in Deed to Lynn Faist Wittneben, recorded in Volume 665, Page 522 O.R.A.C.T. for the North corner of the herein described tract. From said point, a 1/2" iron rod set for reference, Brs. S 39° 37' 00" W, 30.00 ft.;

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**6.000 ACRES (continued)**

**THENCE** with the centerline meanders of Pecan Branch and the common line with the 76.028 Acre adjoining tract, the following courses and distances:

S 14° 48' 36" E, 41.27 ft.;  
S 33° 46' 02" E, 23.92 ft.;  
S 16° 01' 30" W, 32.87 ft.;  
S 25° 10' 19" E, 51.27 ft.;  
S 00° 27' 03" W, 38.65 ft.;  
S 19° 10' 46" W, 35.83 ft.;  
S 15° 53' 30" E, 36.67 ft.;  
S 20° 33' 07" E, 62.02 ft.;  
S 31° 39' 49" E, 25.14 ft.;  
S 30° 10' 54" E, 29.00 ft.;  
S 39° 12' 21" E, 36.04 ft.;  
S 40° 24' 05" E, 30.36 ft.;  
S 19° 27' 56" E, 58.67 ft.;  
S 69° 41' 06" E, 65.28 ft. to a point in the centerline of Pecan Branch for the East corner of the herein described tract;

**THENCE** S 47° 19' 20" W, with a line which severs the 15.891 Acre parent tract and the 4.000 Acre parent tract and passing at 25.00 ft., a 1/2" iron rod set for reference and continuing a total distance of 662.46 ft. to a 1/2" iron rod set in the curved Easterly Right-of-way of F.M. Highway 109 for the South corner of the herein described tract;

**THENCE** with the Easterly Right-of-way of F.M. Highway 109, generally with an existing fence and with a curve to the right which has a Central Angle of 04° 45' 32", a Radius of 636.18 ft., an Arc Length of 52.84 ft. and Chord Brs. N 20° 22' 36" W, 52.82 ft. to a 1/2" iron rod found for the P.T. of the curve, the West corner of the 4.000 Acre parent tract and an angle point in the herein described tract;

**THENCE** N 17° 44' 40" W, continuing with the Easterly Right-of-way of F.M. Highway 109 and with a line which is generally East of an existing fence, a distance of 291.95 ft. to a 1/2" iron rod found for an angle point in the herein described tract;

**THENCE** N 10° 52' 39" W, continuing with the Easterly Right-of-way of F.M. Highway 109 and with a line which is generally East of an existing fence, a distance of 109.13 ft. to the **PLACE OF BEGINNING** and containing 6.000 Acres.

**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.

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ALEXANDER SURVEYING  
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6.000 ACRES (continued)

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

All 1/2" iron rods set are capped with a yellow cap marked "Alexander Surveying."

May 10, 2021  
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*Weston C. Garling*  
Weston C. Garling

Registered Professional Land Surveyor, #6805

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