

AUSTIN COUNTY TEXAS



AB 2

MILES

100.5596 AC.

ALLEN SURVEY,

- 1. This property is subject to right of way easements as shown on the plat of the Allen Survey, Volume 11, Page 104, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

*James  
Winters*

*Allen Survey*

THE STATE OF TEXAS, COUNTY OF AUSTIN, BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. My commission expires \_\_\_\_\_.

Notary Public in and for the State of Texas

**CHARLIE KALKOMEY SURVEYING, INC.**

1015 HONIG AVENUE  
ROOSEVELT, TEXAS 77471  
201 343-2222

CHARLIE KALKOMEY  
REGISTERED PROFESSIONAL LAND SURVEYOR

CHARLES A. KALKOMEY  
REGISTERED PROFESSIONAL LAND SURVEYOR

FIELD NOTES FOR A 100.5596 ACRE TRACT OF LAND IN THE MILES N. ALLEN SURVEY, ABSTRACT 2, AUSTIN COUNTY, TEXAS, SAID 100.5596 ACRE TRACT BEING COMPRISED OF A 61.5817 ACRE TRACT, BEING THE RESIDUE OF THE JAMES K. SKIPTON JR. CALLED 124.6253 ACRE TRACT, RECORDED IN VOLUME 609, PAGE 203, OFFICIAL RECORDS, AUSTIN COUNTY, TEXAS AND A 38.9779 ACRE TRACT, BEING OF RECORD IN VOLUME 626, PAGE 856, DEED RECORDS, AUSTIN COUNTY, TEXAS WHICH CONSISTS OF A CALLED 18.3343 ACRE TRACT, RECORDED IN VOLUME 554, PAGE 346, DEED RECORDS, AUSTIN COUNTY, TEXAS AND A CALLED 17.851 ACRE TRACT, RECORDED IN VOLUME 626, PAGE 858, OFFICIAL RECORDS, AUSTIN COUNTY, TEXAS; THE BASE BEARING FOR THE HEREIN DESCRIBED TRACT IS THE NORTHWEST LINE OF THE HEREIN DESCRIBED 100.5596 ACRE TRACT, BEING THE SOUTHEAST LINE OF P.M. HIGHWAY 949, SAID BEARING BEING NORTH 50 DEGREES 18 MINUTES 31 SECONDS EAST;

BEGINNING at a 1/4 inch iron rod found on the southeast right-of-way line of F.M. Highway 949 (100-foot wide) for the northwest most corner and Place of Beginning of the herein described 100.5596 acre tract of land, same being the southwest corner of the adjoining Thomas B. Bennett and wife, Jamie Bennett called 53.881 acre tract, recorded under County Clerk's File Number 982885, Official Records, Austin County, Texas, said point bears South 50 degrees 18 minutes 31 seconds West, 175.0 feet from a 5/8 inch iron rod found on said line, being the original northwest corner of the aforementioned called 124.6253 acre tract, same being the northwest corner of the aforementioned called 53.881 acre tract;

THENCE South 46 degrees 26 minutes 18 seconds East along the common line of the herein described tract and the aforementioned adjoining called 53.881 acre tract (called North 46 degrees 32 minutes 37 seconds West, 876.12 feet) for a distance of 876.18 feet to a 1/4 inch iron rod found on said line for an angle point;

THENCE South 65 degrees 34 minutes 26 seconds East along said line, 38.81 feet to a 1/4 inch iron rod found on said line for corner, same being the northwest corner of the adjoining Thomas B. Bennett and wife, Jamie Bennett called 20 acre tract, recorded under County Clerk's File Number 983691, Official Records, Austin County, Texas;

THENCE South 40 degrees 24 minutes 03 seconds West along the common line of the herein described tract and the aforementioned adjoining called 20 acre tract (called North 40 degrees 17 minutes 47 seconds East, 322.41 feet) for a distance of 322.79 feet to a 1/4 inch iron rod found for the southwest corner of said 20 acre tract for a re-entry corner to the herein described 100.5596 acre tract of land;

THENCE South 46 degrees 25 minutes 27 seconds East along the common line of the herein described tract and the aforementioned adjoining 20 acre tract (called North 46 degrees 31 minutes 22 seconds West, 2,112.12 feet) for a distance of 2,112.07 feet to a 1/4 inch iron rod found for the original northeast line of the aforementioned called 124.6253 acre tract for the most easterly northeast corner of the herein described 100.5596 acre tract, same being the southeast corner of the aforementioned adjoining 20 acre tract, same being in the southwest line of the adjoining Calvin Ray Swearingen 43.43 acres (called 2<sup>nd</sup> Tract) recorded in Volume 378, Page 877, Deed Records, Austin County, Texas;

EXHIBIT A

FIELD NOTES 100.5596 Acre Tract of Land (Cont'd)

Page 2

THENCE South 21 degrees 36 minutes 26 seconds along the easterly line of said called 124.8285 acre tract, also being the easterly line of the aforementioned 38.9779 acre tract, the easterly line of the aforementioned 18.3343 acre tract, and the westerly line of the aforementioned adjoining Calvin Ray Swearingen 43.43 acre tract (called North 21 degrees 40 minutes 42 seconds East) for a distance of 1,156.04 feet to a 1-1/4 iron pipe found on said line for an angle point, same being the southeast corner of the aforementioned adjoining 18.3343 acre tract and the northeasterly corner of the aforementioned adjoining 17.851 acre tract;

THENCE South 21 degrees 37 minutes 43 seconds West along the easterly line of said 17.851 acre tract, being the easterly line of the aforementioned 38.9779 acre tract (called South 21 degrees 34 minutes 57 seconds West, 991.44 feet) same being a west northwesterly line of the aforementioned Calvin Ray Swearingen called 43.43 acre tract for a distance of 991.44 feet to a 1/4 inch iron pipe found for the most southerly southeast corner of the herein described 100.5596 acre tract, same being in the northerly line of the adjoining Jerry Derwin Sloan, Jr. (Tract 1) recorded under County Clerk's File Number 005623, Official Records, Austin County, Texas;

THENCE North 68 degrees 23 minutes 37 seconds West along the southerly line of the herein described tract, being the northerly line of the aforementioned adjoining Jerry Derwin Sloan, Jr. called 52.87 acre tract (called North 68 degrees 26 minutes 24 seconds West, 665.78 feet) for a distance of 665.78 feet to a 1/2 inch iron pipe found on said line for the southerly southwest corner of the herein described 100.5596 acre tract, said 1/2 inch iron pipe bears South 68 degrees 23 minutes 37 seconds East, 79.57 feet from a sandstone rock found on said line, said point also being a most southeasterly corner of the Don Knight et ux called 95.539 acre tract, recorded in Volume 725, Page 787, Official Records, Austin County, Texas;

THENCE North 20 degrees 22 minutes 49 seconds East along the common line of the herein described tract and the aforementioned adjoining 95.539 acre tract (called North 20 degrees 20 minutes 03 seconds East, 1,307.97 feet) for a distance of 1,307.57 feet to a 1/4 inch iron pipe found for a re-entry corner to the herein described 100.5596 acre tract, same being the northwest corner of the aforementioned called 17.851 acre tract and being in the southwest line of the aforementioned 18.3343 acre tract, same being a northeasterly corner of the aforementioned adjoining Don Knight et ux called 95.539 acre tract, said point also being a re-entry corner to the called 138.9779 acre tract recorded in Volume 626, Page 856, Deed Records, Austin County, Texas;

THENCE North 43 degrees 52 minutes 09 seconds West along the common line of the herein described tract and the aforementioned adjoining Don Knight et ux called 5.539 acre tract (called North 43 degrees 54 minutes 55 seconds West, 2,860.32 feet) for a distance of 2,860.32 feet to a 5/8 inch iron rod found on said line at its point of intersection with the easterly line of F.M. Highway 949, for the most southwesterly corner of the herein described 100.5596 acre tract, same being the southwest corner of that certain called 2.6718 acre tract, recorded in Volume 554, Page 346, Official Records, Austin County, Texas, being a part of a called 21.0973 acre tract, recorded in Volume 364, Page 394, Official Records, Austin County, Texas;

EXHIBIT A

FIELD NOTES 100.5596 Acre Tract of Land (Cont'd)

Page 3

THENCE North 50 degrees 18 minutes 31 seconds East along the most westerly line of the herein described tract, being the easterly line of F.M. Highway 949, 1,229.22 feet to the Place of Beginning, containing 100.5596 acres of land, more or less.

For reference and further description see Survey Plat No. 1073-01-AU, prepared by the undersigned on same date.

*Charles Kalkomey*

Charles Kalkomey, R.P.L.S.  
Texas Registration Number 1399  
September 26, 2000



Job Number 1073-01-AU

1073-01-AU 73

EXHIBIT A