

FRANK
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AUSTIN COUNTY, TEXAS
DAVID SHELBY SURVEY, ABSTRACT NO. 86

DESCRIPTION OF A 5.00 ACRE TRACT OF LAND OUT OF THE DAVID SHELBY SURVEY, ABSTRACT NO. 86, AUSTIN COUNTY, TEXAS AND BEING THAT SAME CALLED 5.00 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED JANUARY 30, 2009 FROM JOHANNES F. SCHUHKNECHT, JR. AND WIFE, LUZ Z. SCHUHKNECHT, RECORDED IN CLERK FILE NO. 090355, OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found (Grid Coordinates = N 13938983.99 USF E 2730385.25 USF) for the Northerly corner of the herein described tract in the Southeast line of a called 101.23 acre tract described in a deed to Frank Gruen, recorded in Clerk File No. 981914, Austin County Official Records, being also the common Westerly corner of a called 113.134 acre tract described in a deed to Gary Horstmann, et al, recorded in Clerk File No. 996242, Austin County Official Records;

THENCE South 49° 43' 54" East (called South 47° 24' 37" East) with the Southwest line of the said 113.134 acre tract, being the common Northeast line of the herein described 5.00 acre tract a distance of 447.52 feet (called 447.62') to a 1/2 inch iron rod found for the Easterly corner of the herein described tract, being also the common Northerly corner of a called 19.574 acre tract described in a deed to Christopher L. Knapp, recorded in Clerk File No. 015248, Austin County Official Records;

THENCE South 40° 41' 47" West (called South 43° 04' 22" West) with the Northwest line of the said 19.574 acre tract, being the common Southeast line of the herein described tract a distance of 486.78 feet (called 487.10') to a 3/8 inch iron rod found w/cap for the Southerly corner of the herein described tract, said corner being also the common Easterly corner of a called 4.97 acre tract described in a deed to W.B. Dantone, recorded in Clerk File No. 076588, Austin County Official Records, being also the common Easterly corner of a thirty (30') foot non-exclusive roadway easement described in Clerk File No. 013658, Clerk File No. 090355, Austin County Official Records, and said roadway easement provides access to the herein described tract from Wagner Road (count road), from said corner a 1/2 inch iron rod found in the Northeast line of Wagner Road for the Southerly corner of the said 4.97 acre tract, the common Southerly corner of said roadway easement bears South 40° 41' 47" West a distance of 491.24 feet;

THENCE North 49° 47' 08" West (called North 47° 24' 40" West) with the Southwest line of the herein described tract, same being the common Northeast line of the said 4.97 acre tract a distance of 447.20 feet (called 447.67') to a 3/8 inch iron rod found w/cap in the Southeast line of the said 101.23 acre tract for the Westerly corner of the herein described 5.00 acre tract, said corner being also the common Northerly corner of the said 4.97 acre tract;

THENCE North 40° 39' 31" East (called North 42° 57' 39" East) with the Southeast line of the said 101.23 acre tract, being the common Northwest line of the herein described tract and being also along the Southeasterly line of a private road being called Apple Blossom Road a distance of 487.20 feet (called 487.11') to the POINT OF BEGINNING, containing 5.00 acres of land, more or less.

- Bearing Basis: Texas Lambert Grid, Texas South Central Zone, NAD 83/CORS 96
- All distances are surface values, to obtain grid values multiply surface distances by a Combined Scale Factor of 0.99992773

This metes and bound description and plat attached hereto represent an on-the-ground survey made under my supervision on April 13, 2010.

Matthew W. Loessin
Registered Professional Land Surveyor No. 5953
Frank Surveying Co., Inc.
Project No. 1004089
Word File: 1004089 - 5.00 acre m & b.docx
ACAD File: 1004089.dwg

Date: 04/16/2010



A handwritten signature in black ink, appearing to read "Matthew W. Loessin".

Exhibit A

EASEMENT TRACT:

There is hereby granted and conveyed to the Grantee, his heirs and assigns, a non-Exclusive right-of-way and easement for the purpose of maintaining and keeping in repair a roadway and for the use, liberty, privilege and easement of passing and repassing in common with Grantor and others; over and across the following described tract of land, to-wit:

That certain 30-foot wide non-exclusive roadway easement along the Easterly boundary line of Dieter Schuhknect's remaining 5.00 acre tract situated between Wagner road and the southerly boundary line of the herein conveyed land, for access thereto from said Wagner Road.

EXHIBIT B

FILED

10 APR 27 PM 2:15

STATE OF TEXAS

COUNTY OF AUSTIN

I certify that this instrument was filed on the date and time stamped by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY, TEXAS.

101590



Carrie H. Hines