

STATE OF TEXAS

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COUNTY OF AUSTIN

A TRACT OR PARCEL OF LAND CONTAINING 0.9993 ACRES, (43,531 SQUARE FEET), SITUATED IN THE STEVEN F. AUSTIN LEAGUE, ABSTRACT NO. 7, AUSTIN COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN CALLED 2.00 ACRE TRACT OF LAND AS CONVEYED TO ADAM RICE BY INSTRUMENT RECORDED IN DOCUMENT NO. 214461 AND BEING DESCRIBED BY INSTRUMENT RECORDED IN DOCUMENT NO. 855647 OF THE OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY, TEXAS, SAID 0.9993 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: DOCUMENT NO. 855647 OF THE OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY, TEXAS).

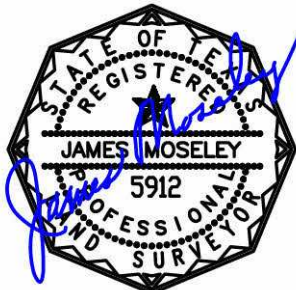
BEGINNING at a capped iron rod found on the southwesterly right-of-way line of Lezak Road, (right-of-way varies per Volume 1, Page 347, of the Map Records of Austin County, Texas), for the east corner of Eastlake Estates, a subdivision in Austin County, Texas, according to the map or plat thereof recorded in Volume 1, Page 347, of the Map Records of Austin County, Texas, same being the north corner of said 2.00 Acre Tract, same being the north corner and the POINT OF BEGINNING of the herein described tract;

Thence, S 45°16'43" E, (Call S 45°00'00" E), along the southwesterly right-of-way line of Lezak Road, same being the common line of said 2.00 Acre Tract, a distance of 200.65 feet to a capped, (Precision Surveyors), iron rod set for the north corner of a called 0.9993 acre tract of land out of said 2.00 Acre Tract, same being the east corner of the herein described tract;

Thence, S 44°43'17" W, across said 2.00 Acre Tract, along the common line of said 0.9993 Acre Tract, a distance of 216.55 feet to a capped, (Precision Surveyors), iron rod set on the common line of that certain called 4.02 acre tract of land as conveyed to John E. Wilson by instrument recorded in Document No. 017152 of the Official Public Records of Austin County, Texas, same being the common line of said 2.00 Acre Tract, for the west corner of said 0.9993 Acre Tract, same being the south corner of the herein described tract;

Thence, N 45°15'54" W, (Call N 45°00'00" W), along the common line of said 4.02 Acre Tract and said 2.00 Acre Tract, a distance of 201.45 feet to a capped iron rod found on the common line of said Eastlake Estates for the north corner of said 4.02 Acre Tract, same being the west corner of said 2.00 Acre Tract, same being the west corner of the herein described tract;

Thence, N 44°56'00" E, along the common line of said Eastlake Estates and said 2.00 Acre Tract, a distance of 216.50 feet to the POINT OF BEGINNING and containing 0.9993 acres or 43,531 square feet of land, more or less.



James E. Moseley
Registered Professional Land Surveyor,
No. 5912
Job No. 24-04136B
May 28, 2024

See Drawing Attached