

GF NO. 2762748-13175 FIRST AMERICAN TITLE
 ADDRESS: 711 4TH STREET
 SEALY, TEXAS 77474
 BORROWER: JENNIFER RENEE DEMNY

10,166 SQUARE FEET PART OF LOT 21 OF A SUBDIVISION OUT OF BLOCKS 37 AND 38, SEALY SUBDIVISION

AN ADDITION TO THE TOWN OF SEALY, AUSTIN COUNTY, TEXAS,
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN
 VOLUME 18, PAGE 2, OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS
 (SEE ATTACHED METES AND BOUNDS DESCRIPTION)



NOTE: AUSTIN COUNTY SUBDIVISION REGULATIONS PER VOL. 18, PG. 582.

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48015C 0320 F MAP REVISION: 10/18/2019 ZONE X
 BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

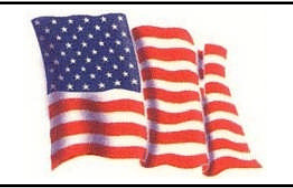
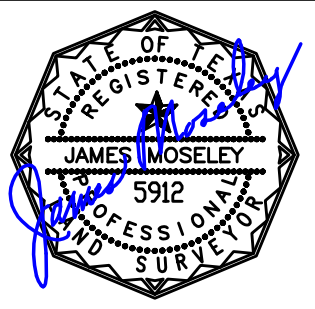
A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE RECORD BEARING: DOC. NO. 216067

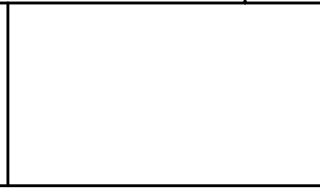
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

JAMES E. MOSELEY
 PROFESSIONAL LAND SURVEYOR
 NO. 5912
 JOB NO. 2022-05898
 AUGUST 16, 2022

DRAWN BY: JB



GENE MORRIS
 281-277-8900



STATE OF TEXAS

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COUNTY OF AUSTIN

A TRACT OR PARCEL OF LAND CONTAINING 0.2334 ACRES, (10,166 SQUARE FEET), BEING OUT OF AND A PART OF LOT 21, OF A SUBDIVISION OUT OF BLOCKS 37 AND 38, SEALY SUBDIVISION, AN ADDITION IN AUSTIN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 18, PAGE 2, OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS, SAID 0.2334 ACRE TRACT OF LAND BEING THAT CERTAIN CALLED 10,166 SQUARE FOOT TRACT OF LAND AS CONVEYED TO ROBERT A. LYG, II AND TAYLOR LYG BY INSTRUMENT RECORDED IN DOCUMENT NO. 216067 OF THE OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: DOCUMENT NO. 216067 OF THE OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY, TEXAS).

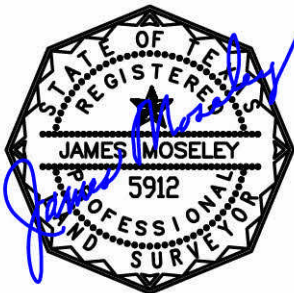
BEGINNING at a 5/8" iron rod found on the northwesterly right-of-way line of 4th Street, (60.00 Foot Right-of-Way), same being the common line of said Lot 21, for the southwest corner of that certain 0.2000 acre tract of land as conveyed to Brandon Kurz by instrument recorded in Document No. 210914 of the Official Public Records of Austin County, Texas, same being the southeast corner and the POINT OF BEGINNING of the herein described tract;

Thence, S 78°30'00" W, along the northwesterly right-of-way line of 4th Street, same being the common line of said Lot 21, a distance of 78.20 feet to a point for the southerly common corner of said Lot 21 and that certain called 0.1646 acre tract of land being out of Lot 22, of said Sealy Subdivision, as conveyed to Jeffrey Tayler Whitehead and Wife, Brittney Jo Whitehead by instrument recorded in Document No. 190505 of the Official Public Records of Austin County, Texas, same being the southwest corner of the herein described tract, from which a 1/2" iron rod found for reference bears, N 06°58'10" E, a distance of 0.99 feet;

Thence, N 11°30'00" W, along the common line of said Lots 21 and 22, same being the common line of said 0.1646 Acre Tract, pass at a distance of 98.50 feet the northeast corner of said 0.1646 Acre Tract, same being the southeast corner of that certain called 0.675 acre tract of land out of said Lot 22, as conveyed to Michael O'Donnell by instrument recorded in Document No. 150255 of the Official Public Records of Austin County, Texas, and continuing for a total distance of 130.00 feet to the southwest corner of that certain called 24,393.6 square foot tract of land as conveyed to Stuart M. Scarborough and Wife, Sandra Scarborough by instrument recorded in Volume 551, Page 398, of the Deed Records of Austin County, Texas, same being the northwest corner of the herein described tract;

Thence, N 78°30'00" E, across said Lot 21, along the common line of said 24,393.6 Square Foot Tract, a distance of 78.20 feet to the northwest corner of said 0.2000 Acre Tract, same being the northeast corner of the herein described tract;

Thence, S 11°30'00" E, across said Lot 21, along the common line of said 0.2000 Acre Tract, a distance of 130.00 feet to the POINT OF BEGINNING and containing 0.2334 acres or 10,166 square feet of land, more or less.



James E. Moseley
Registered Professional Land Surveyor,
No. 5912
Job No. 22-05898
August 19, 2022

See Drawing Attached