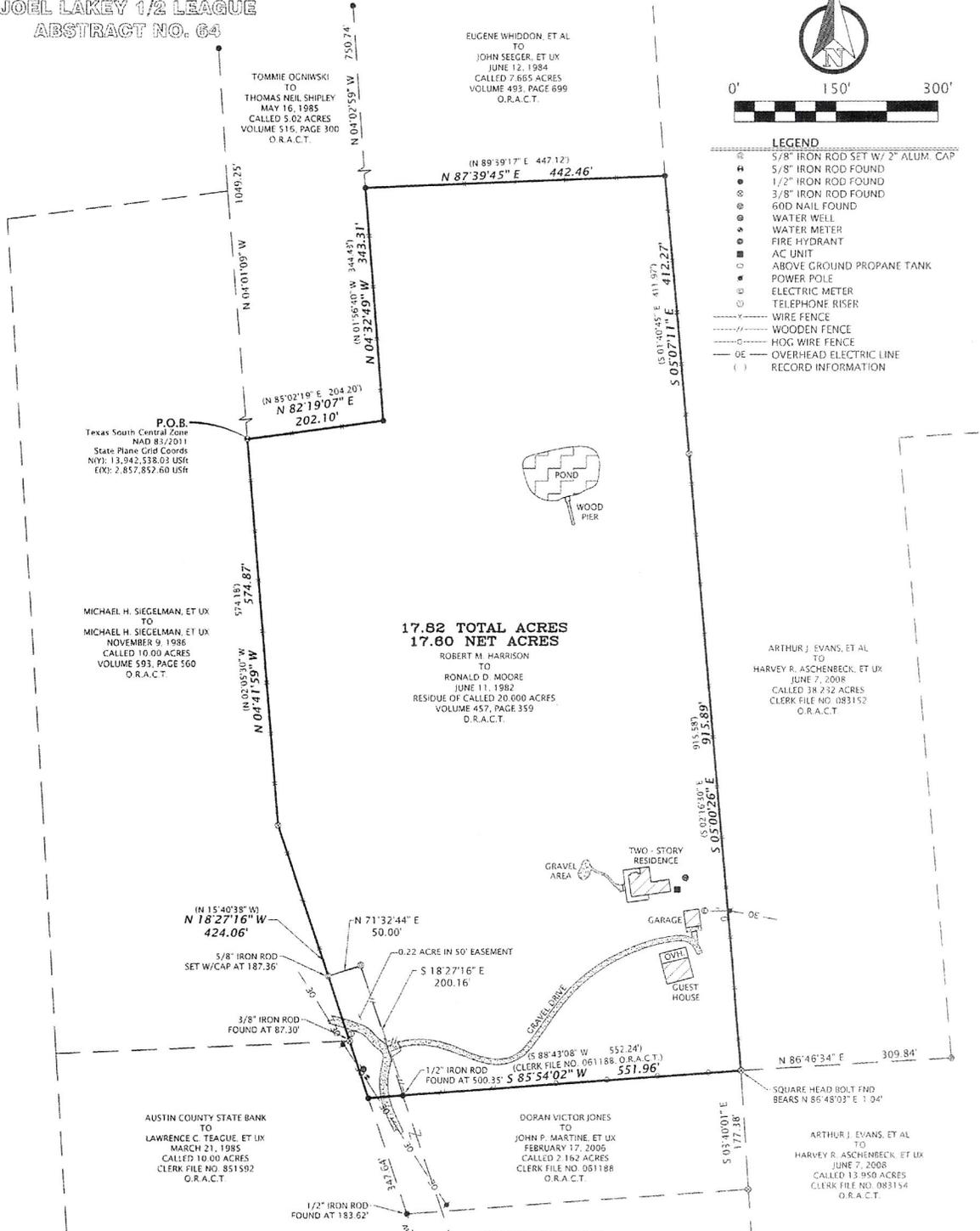


AUSTIN COUNTY, TEXAS
JOEL LAKEY 1/2 LEAGUE
ABSTRACT NO. 64



LEGEND

- ⊕ 5/8" IRON ROD SET W/ 2" ALUM. CAP
- ⊙ 5/8" IRON ROD FOUND
- ⊙ 1/2" IRON ROD FOUND
- ⊙ 3/8" IRON ROD FOUND
- ⊙ 60D NAIL FOUND
- ⊙ WATER WELL
- ⊙ WATER METER
- ⊙ FIRE HYDRANT
- ⊙ AC UNIT
- ⊙ ABOVE GROUND PROPANE TANK
- ⊙ POWER POLE
- ⊙ ELECTRIC METER
- ⊙ TELEPHONE RISER
- WIRE FENCE
- WOODEN FENCE
- HOG WIRE FENCE
- OVERHEAD ELECTRIC LINE
- () RECORD INFORMATION



17.82 TOTAL ACRES
17.80 NET ACRES
 ROBERT M. HARRISON
 TO
 RONALD D. MOORE
 JUNE 11, 1982
 RESIDUE OF CALLED 20.000 ACRES,
 VOLUME 457, PAGE 359
 D.R.A.C.T.

MICHAEL H. SIEGELMAN, ET UX
 TO
 MICHAEL H. SIEGELMAN, ET UX
 NOVEMBER 9, 1986
 CALLED 10.00 ACRES
 VOLUME 593, PAGE 560
 D.R.A.C.T.

ARTHUR J. EVANS, ET AL
 TO
 HARVEY R. ASCHENBECK, ET UX
 JUNE 7, 2008
 CALLED 3H 2.32 ACRES
 CLERK FILE NO. 083152
 O.R.A.C.T.

AUSTIN COUNTY STATE BANK
 TO
 LAWRENCE C. TEAGUE, ET UX
 MARCH 21, 1985
 CALLED 10.00 ACRES
 CLERK FILE NO. 851592
 O.R.A.C.T.

DORAN VICTOR JONES
 TO
 JOHN P. MARTINE, ET UX
 FEBRUARY 17, 2005
 CALLED 2.182 ACRES
 CLERK FILE NO. 051188
 O.R.A.C.T.

ARTHUR J. EVANS, ET AL
 TO
 HARVEY R. ASCHENBECK, ET UX
 JUNE 7, 2008
 CALLED 13.950 ACRES
 CLERK FILE NO. 083154
 O.R.A.C.T.

- SCHEDULE B EASEMENT NOTES**
1. THAT CERTAIN EASEMENT EASEMENT TO SAN BERNARD ELECTRIC COMPANY AS PER VOL. 464, PG. 149, D.R.A.C.T. AFFECTS THE SUBJECT TRACT.
 2. THAT CERTAIN EASEMENT EASEMENT TO SAN BERNARD ELECTRIC COMPANY AS PER VOL. 501, PG. 364, O.R.A.C.T. AFFECTS THE SUBJECT TRACT.
 3. THAT CERTAIN EASEMENT EASEMENT TO SAN BERNARD ELECTRIC COMPANY AS PER VOL. 566, PG. 441, O.R.A.C.T. DOES NOT AFFECT THE SUBJECT TRACT.

- SURVEY NOTES**
1. THE SURVEYOR DID NOT ABSTRACT THE PROPERTY AND THIS SURVEY WAS BASED STRICTLY ON A TITLE COMMITMENT ISSUED JANUARY 11, 2016 (EFFECTIVE: JANUARY 5, 2016) BY BELLVILLE ABSTRACT COMPANY G.F. NO. 44273.
 2. PROPERTY IS SUBJECT TO THOSE EASEMENTS, RESTRICTIONS, ETC. THAT APPEAR OF RECORD OR UNRECORDED AND NOT SHOWN ON SURVEY.
 3. A SEPARATE METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

SURVEYOR CERTIFICATION
 THIS SURVEY WAS MADE ON THE GROUND ON JANUARY 25 & 26, 2016 UNDER MY SUPERVISION AND REPRESENTS THOSE FACTS FOUND AT THE TIME OF SURVEY.

FOR FRANK SURVEYING CO., INC.
 BY: MATTHEW W. LOESSIN, RPLS
 TEXAS REGISTRATION NO. 5953
 01/26/2016



HORIZONTAL DATUM: NAD83/2011 (EPOCH: 2010)
 VERTICAL DATUM: NAVD 88
 COMBINED SCALE FACTOR: 0.99993765
 BEARING BASIS: TX, LAMBERT GRID SOUTH CENTRAL ZONE
 DISTANCES SHOWN ARE SURFACE VALUES

SURVEY PLAT OF 17.82 ACRES
JOEL LAKEY 1/2 LEAGUE, A-64
AUSTIN COUNTY, TEXAS

DATE: 01/26/2016
 DRAWN BY: KAC
 CHECKED BY: MWL
 FIELD CREW: NCH/MTH
 PROJECT NO: 2016010042
 COUNTY: AUSTIN
 SCALE: 1" = 150'
 SHEET: 1 OF 1

FRANK SURVEYING COMPANY INC.
 2205 Walnut Street - Columbus, TX 78934
 Ph: 979.732.5114 - Fax: 979.732.5271
 www.franksurveying.com
 LAND SURVEYING/ENERGY/GIS SERVICES
 TIDPS FILE NO. 10000100

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AUSTIN COUNTY, TEXAS
JOEL LAKEY 1/2 LEAGUE, ABSTRACT NO. 64

DESCRIPTION OF A 17.82 ACRE TRACT OF LAND OUT OF THE JOEL LAKEY 1/2 LEAGUE, ABSTRACT NO. 64, AUSTIN COUNTY, TEXAS AND BEING ALL OF THE RESIDUE OF A CALLED 20.000 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED JUNE 11, 1982 FROM ROBERT M. HARRISON TO RONALD D. MOORE, AS RECORDED IN VOLUME 457, PAGE 359, OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 17.82 ACRE TRACT BEING DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod found (Grid Coordinates: N 13,942,538.03 USft E 2,857,852.60 USft) in the Easterly line of a called 10.00 acre tract of land described in a deed dated November 9, 1986 from Michael H. Siegelman, et ux to Michael H. Siegelman, et ux, as recorded in Volume 593, Page 560, Austin County Official Records for the lower Northwest corner of the herein described tract, being the common Southwest corner of a called 5.02 acre tract of land described in a deed dated May 16, 1985 from Tommie Ogniewski to Thomas Neil Shipley, as recorded in Volume 516, Page 300, Austin County Official Records, also being the lower Northwest corner of said residue of 20.000 acre tract, from which a 1/2 inch iron rod found for the Northwest corner of said 5.02 acre tract bears North 04° 01' 09" West a distance of 1049.25 feet;

THENCE North 82° 19' 07" East (called North 85° 02' 19" East) with the Southerly line of said 5.02 acre tract, being a common Northerly line of the herein described tract a distance of 202.10 feet (called 204.20') to a 1/2 inch iron rod found for an interior corner of the herein described tract, being the common Southeast corner of said 5.02 acre tract;

THENCE North 04° 32' 49" West (called North 01° 56' 40" West) with the Easterly line of said 5.02 acre tract, being a common Westerly line of the herein described tract a distance of 343.31 feet (called 344.43') to a 1/2 inch iron rod found for the upper Northwest corner of the herein described tract, being the common Southwest corner of a called 7.665 acre tract of land described in a deed dated June 12, 1984 from Eugene Whiddon, et al to John Seeger, et ux, as recorded in Volume 493, Page 699, Austin County Official Records, being the common upper Northwest corner of said residue of 20.000 acre tract, from which a 1/2 inch iron rod found for the Northeast corner of said 5.02 acre tract bears North 04° 02' 59" West a distance of 750.74 feet;

THENCE North 87° 39' 45" East (called North 89° 39' 17" East) with the Southerly line of said 7.665 acre tract, being the common Northerly line of the herein described tract a distance of 442.46 feet (called 447.12') to a 1/2 inch iron rod found in the Westerly line of a called 38.232 acre tract of land described in a deed dated June 7, 2008 from Arthur J. Evans, et al to Harvey R. Aschenbeck, et ux, as recorded in Clerk File No. 083152, Austin County Official Records for the Northeast corner of the herein described tract, being the common Southeast corner of said 7.665 acre tract, also being the common Northeast corner of said residue of 20.000 acre tract;

THENCE South 05° 07' 11" East (called South 01° 40' 45" East) with the Westerly line of said 38.232 acre tract, being the common Easterly line of the herein described tract a distance of 412.27 feet (called 411.97') to a 3/8 inch iron rod found;

THENCE South 05° 00' 26" East (called South 02° 16' 30" East) continuing with the Westerly line of said 38.232 acre tract, being the common Easterly line of the herein described tract a distance of 915.89 feet (called 915.58') to a 3/8 inch iron rod found for the Southeast corner of the herein described tract, being the common Northwest corner of a called 13.950 acre tract of land described in a deed dated June 7, 2008 from Arthur J. Evans, et al to Harvey R. Aschenbeck, et ux, as recorded in Clerk File No. 083154, Austin County Official Records, also being the common Northeast corner of a called 2.162 acre tract of land described in a deed dated February 17, 2006 from Doran Victor Jones to John P. Martine, et ux, as recorded in Clerk File No. 061188, Austin County Official Records, from which a 60D nail found for the Southeast corner of said 38.232 acre tract, being an common interior corner of said 13.950 acre tract bears North 86°

46' 34" East a distance of 309.84 feet, also from which a square head bolt found bears North 86° 48' 03" East a distance of 1.04 feet, also from which a 3/8 inch iron rod found for the Southeast corner of said 2.162 acre tract bears South 03° 40' 01" East a distance of 177.38 feet;

THENCE South 85° 54' 02" West (called South 88° 43' 08" West, Clerk File No. 061188, O.R.A.C.T.) with the Northerly line of said 2.162 acre tract, being the common Southerly line of the herein described tract and at 500.35 feet passing a 1/2 inch iron rod found in the Easterly line of a 50' easement called 2.198 acre tract of land described as Tract Two in a deed dated July 24, 1985 from Citizens National Bank of Texas to Michael H. Siegelman, as recorded in Volume 659, Page 684, Austin County Official Records, continuing across said 50' easement for a total distance of 551.96 feet (called 552.24') to a 1/2 inch iron rod found in the Westerly line of said 50' easement, being the common Easterly line of a called 10.00 acre tract of land described in a deed dated March 21, 1985 from Austin County State Bank to Lawrence C. Teague, et ux, as recorded in Clerk File No. 851592, Austin County Official Records for the Southwest corner of the herein described tract, being the common Northwest corner of said 2.162 acre tract, from which a 1/2 inch iron rod found for the Southwest corner of said 2.162 acre tract bears South 18° 27' 16" East a distance of 183.62 feet, also from which a 3/8 inch iron rod found for the Southeast corner of said 10.00 acre tract bears South 18° 27' 16" East a distance of 347.64 feet;

THENCE North 18° 27' 16" West (called North 15° 40' 38" West) with the Easterly line of said Teague 10.00 acre tract, being the common Westerly line of the herein described tract and at 87.30 feet passing a 3/8 inch iron rod found for the Northeast corner of said Teague 10.00 acre tract, being the common Southeast corner of said Siegleman 10.00 acre tract, continuing with the Easterly line of said Siegleman 10.00 acre tract and at 187.36 feet passing a 5/8 inch iron rod set w/cap for the Northwest corner of said 50' easement, from which a 5/8 inch iron rod set w/cap for the Northeast corner of said 50' easement bears North 71° 32' 44" East a distance of 50.00 feet, and continuing for a total distance of 424.06 feet to a 3/8 inch iron rod found;

THENCE North 04° 41' 59" West (called North 02° 05' 30" West) continuing with the Easterly line of said Siegleman 10.00 acre tract, being the common Westerly line of the herein described tract a distance of 574.87 feet (called 574.18') to the **POINT OF BEGINNING**, containing 17.82 acres of land, more or less of which 0.22 acre are with said limits of 50' easement, leaving a **NET ACERAGE** of 17.60 acres of land, more or less.

- Bearing Basis: Texas Lambert Grid, Texas South Central Zone, NAD 83/2011 (EPOCH: 2010)
- All distances are surface values, to obtain grid values multiply surface distances by a Combined Scale Factor of 0.99993765.
- Any reference to a 5/8" iron rod set w/cap is a 5/8" iron rebar 24" inches long and set with a 2" aluminum cap stamped "Frank Surveying Co - TX FIRM #10000100".

This metes and bound description and plat attached hereto represent an on-the-ground survey made under my supervision on January 25 & 26, 2016.

Matthew W. Loessin
Registered Professional Land Surveyor No. 5953
Project No. 2016010042
Word File: 2016010042_17.82_acre_m&b.docx
ACAD File: 2016010042.dwg



Date: 01/26/2016

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

T-47.1 RESIDENTIAL REAL PROPERTY DECLARATION IN LIEU OF AFFIDAVIT
(Provided in accordance with Texas Civil Practice and Remedies Code Section 132.001)

Date: February 28, 2026 GF No. _____
Declarant: Cynthia Kay McCall
Description of Property: 17.82 acres, more or less, with improvements in the Joel Lakey 1/2 League, A-64
County Austin, Texas
Date of Survey: January 26, 2016

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

The undersigned declares as follows:

1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of my actual knowledge and belief, since the Date of the Survey, there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, decks, or other permanent improvements or fixtures;
 - b. changes in the location of boundary fences or boundary walls;
 - c. construction projects on immediately adjoining property(ies) which construction occurred on or near the boundary of the Property;
 - d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below):

Pond closest to the house, fire pit area, parking pad installed

5. I understand that Title Company is relying on the truthfulness of the statements made in this Declaration to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Declaration is not made for the benefit of any other parties and does not constitute a warranty or guarantee of the location of improvements.

6. I understand that I have no liability to Title Company should the information in this Declaration be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

7. ALL STATEMENTS IN THIS DECLARATION ARE TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

<p>My name is <u>Cynthia Kay McCall</u>.</p> <p>My date of birth is <u>1/11/1958</u>.</p> <p>and my address is <u>10822 N. Koehler;</u> <u>Bellville TX 77418</u>.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Austin</u> County, State of <u>Texas</u>, on the <u>28th</u> day of <u>February</u>, <u>2026</u>.</p> <p>Signed: _____ Declarant</p>	<p>My name is _____.</p> <p>My date of birth is _____.</p> <p>and my address is _____.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in _____ County, State of _____, on the _____ day of _____, _____.</p> <p>Signed: _____ Declarant</p>
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