

STATE OF TEXAS §
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COUNTY OF AUSTIN §

A TRACT OR PARCEL OF LAND CONTAINING 10.1234 ACRES, (440,975 SQUARE FEET), SITUATED IN THE S. F. AUSTIN SURVEY, ABSTRACT NO. 7, AUSTIN COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN CALLED 92.02 ACRE TRACT OF LAND AS DESCRIBED BY INSTRUMENT RECORDED IN DOCUMENT NO. 015210 OF THE OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY, TEXAS SAID 10.1234 ACRE TRACT OF LAND BEING THAT CERTAIN CALLED 5.070 ACRE TRACT OF LAND AND THAT CERTAIN CALLED 5.053 ACRE TRACT OF LAND AS CONVEYED TO RHEA C. STEVENS BY INSTRUMENT RECORDED IN DOCUMENT NO. 053533 OF THE OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY, TEXAS, SAID 10.1234 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: DOCUMENT NO. 053533 OF THE OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY, TEXAS).

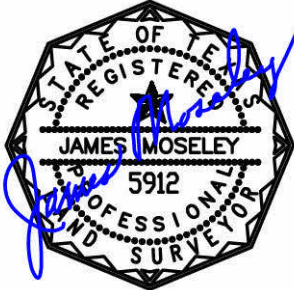
BEGINNING at a capped iron rod found on the northeasterly right-of-way line of Lezak Road, (50 Foot Right-of-Way), for the south corner of the remainder of that certain called 5.062 acre tract of land as conveyed to Francisco Arriaga by instrument recorded in Document No. 18387 of the Official Public Records of Austin County, Texas, same being the west corner and the POINT OF BEGINNING of the herein described tract, from which the intersection of the northeasterly right-of-way line of Lezak Road with the southeasterly right-of-way line of Lezak Road, (60.00 Foot Right-of-Way), same being the west corner of said 92.02 Acre Tract bears, N 44°58'08" W, a distance of 674.39 feet;

Thence, N 42°52'00" E, along the common line of the remainder of said 5.062 Acre Tract, pass at a distance of 337.16 feet the east corner of the remainder of said 5.062 Acre Tract, same being the south corner of that certain called 5.060 acre tract of land as conveyed to Emilio H. Guajardo and Wife, Lucia O. Guajardo by instrument recorded in Document No. 063772 of the Official Public Records of Austin County, Texas, pass at a distance of 674.32 feet the east corner of said 5.060 Acre Tract, same being the south corner of that certain called 5.058 acre tract of land as conveyed to Julie Ann Wilson and Robert Lloyd Wilson by instrument recorded in Document No. 061756 of the Official Public Records of Austin County, Texas, and continuing for a total distance of 1015.32 feet to a capped iron rod found on the common line of that certain called 5.039 acre tract of land as conveyed to Armando Perez and Wife, Rosalina Perez and Rafael Perez by instrument recorded in Document No. 144745 of the Official Public Records of Austin County, Texas, for the east corner of said 5.058 Acre Tract, same being the north corner of the herein described tract;

Thence, S 43°50'32" E, along the common line of said 5.039 Acre Tract, pass at a distance of 287.83 feet the south corner of said 5.039 Acre Tract, same being the west corner of that certain called 6.308 acre tract of land as conveyed to Stuart Breckon and Wife, Barbara Maureen Breckon by instrument recorded in Document No. 206074 of the Official Public Records of Austin County, Texas, and continuing for a total distance of 436.89 feet to a point for a corner of said 6.308 Acre Tract, same being the east corner of the herein described tract, from which a capped iron rod found for reference bears, S 83°04'02" W, a distance of 0.61 feet;

Thence, S 42°52'00" W, along the common line of said 6.308 Acre Tract, pass at a distance of 97.25 feet a ½" iron rod found for a corner of said 6.308 Acre Tract, same being the north corner of that certain called 4.39 acre tract of land as conveyed to Manuel Figueroa Olvera by instrument recorded in Document No. 155265 of the Official Public Records of Austin County, Texas, pass at a distance of 593.92 feet the west corner of said 4.39 Acre Tract same being the north corner of that certain called 1.0 acre tract of land as conveyed to Rolando F. Manriquez and Maricela A. Manriquez by instrument recorded in Document No.144622 of the Official Public Records of Austin County, Texas, and continuing for a total distance of 1006.72 feet to a ½" iron rod found on the northeast line of Lezak Road for the south corner of the herein described tract;

Thence, N 44°58'08" W, along the northeast line of Lezak Road, a distance of 436.48 feet to the POINT OF BEGINNING and containing 10.1234 acres or 440,975 square feet of land, more or less.



James E. Moseley
Registered Professional Land Surveyor,
No. 5912
Job No. 21-04222
June 18, 2021

See Drawing Attached