



FIELD NOTES DESCRIPTION

OF A

17.39 ACRE TRACT

C.A. MATTHAEI AND M.M. KENNEY SURVEY, ABSTRACT 399

AUSTIN COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 17.39 ACRES IN THE C.A. MATTHAEI AND M.M KENNEY SURVEY, ABSTRACT 399, IN AUSTIN COUNTY, TEXAS, BEING OUT OF A CALLED 33.45 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GARRY WAYNE WIKTORIK RECORDED IN INSTRUMENT NO. 064623 OF THE OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY, TEXAS (OPRACT); SAID 17.39 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8 inch iron rod with plastic cap stamped 'FRANK SURVEYING' found for a southwest corner of said 33.45 acre tract, being a north corner of a called 3.50 acre tract described in a deed to Patsy Lee Ellis in Instrument No. 064623 (OPRACT), same being in the southeast line of a called 97.9 acre tract described in a deed to William Lange in Volume 139, Page 486 of The Deed Records of Austin County, Texas (DRACT), same also being a southwest corner of a 8.402 acre tract surveyed this same date;

THENCE, with the common line of said 33.45 acre tract and said 97.9 acre tract, same being the northwest line of said 8.402 acre tract surveyed this same date, **N 22° 08' 57" E**, a distance of **125.54 feet** to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set in said line, being the southwest corner and **POINT OF BEGINNING** of the herein described tract, same being the north corner of said 8.402 acre tract surveyed this same date;

THENCE, with the common lines of said 33.45 acre tract and said 97.9 acre tract for the following four (4) courses and distances:

- 1) **N 22° 08' 57" E**, a distance of **570.52 feet** to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set, from which a 5/8 inch iron rod found disturbed bears **S 72° 03' 21" W**, a distance of 1.01 feet;
- 2) **N 21° 59' 30" E**, a distance of **155.64 feet** to an axle found;
- 3) **N 22° 38' 59" E**, a distance of **217.70 feet** to a 5/8 inch iron rod with red plastic cap found;
- 4) **N 22° 12' 02" E**, a distance of **595.56 feet** to a 5/8 inch iron rod with plastic cap stamped 'FRANK SURVEYING' found for the north corner of said 33.45 acre tract, being in the southeast line of said 97.9 acre tract, same also being a southwest corner of a called 30.05 acre tract described in a deed to Terry Otto Wiktorik in Instrument No. 064623 (OPRACT), from which an axle found bears **N 22° 12' 02" E**, a distance of 1,416.55 feet;

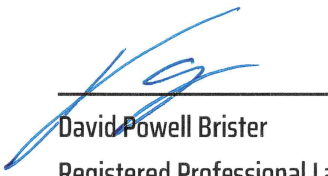
THENCE, with the common lines of said 33.45 acre tract and said 30.05 acre tract for the following four (4) courses and distances:

- 1) **S 67° 47' 15" E**, a distance of **135.62 feet** to a 5/8 inch iron rod with plastic cap stamped 'FRANK SURVEYING' found;
- 2) **S 13° 40' 08" E**, a distance of **675.08 feet** to a 5/8 inch iron rod found;
- 3) **S 22° 07' 15" W**, a distance of **914.98 feet** to a 5/8 inch iron rod with busted cap found;
- 4) **S 67° 30' 51" E**, a distance of **572.49 feet** to a point for corner in the northwest line of Wiese Road (a county maintained public road, appears to be prescriptive in nature), being a northeast corner of said 33.45 acre tract, same being a northeast corner of the herein described tract, same also being the south corner of said 30.05 acre tract, from which a 5/8 inch iron rod with faded cap found bears **S 67° 30' 51" E**, a distance of 0.32 feet, from said a point for corner, a 5/8 inch iron rod found bears **N 22° 29' 59" E**, a distance of 666.03 feet;

THENCE, with the southeast line of said 33.45 acre tract, same being the northwest line of said Wiese Road, **S 22° 29' 59" W**, a distance of **80.00 feet** to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set in said line, being the south corner of the herein described tract, same being a northeast corner of a 7.657 acre tract surveyed this same date;

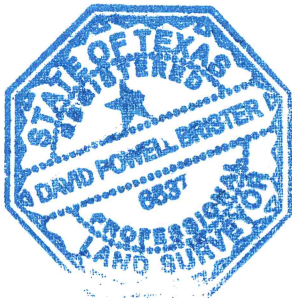
THENCE, severing said 33.45 acre tract, and with the northeast lines of said 7.657 and 8.402 acre tracts surveyed this same date, **N 67° 30' 51" W**, passing a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set at a distance of 419.55 feet, being the north common corner of said 7.657 and 8.402 acre tracts surveyed this same date, continuing along for a total distance of **1,105.16 feet** to the **POINT OF BEGINNING** hereof, and containing **17.39 acres of land**, more or less.

Surveyed on the ground February 2026 under my supervision. See plat prepared February 2026 for other information. The bearing basis for this survey is based on the Texas State Plane Coordinate System of 1983 (NAD83), Central Zone, Grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not grid areas) divide by a combined scale factor of 1.00007294964836 (calculated using GEOID12B). Reference drawing: 26-0039-TITLE.


David Powell Brister

2/17/26

Registered Professional Land Surveyor No. 6537



KERR SURVEYING

Kerr Surveying, LLC | 1718 Briarcrest Dr. Bryan, TX 77802

Office: (979) 268-3195 | Web: www.kerrlandsurveying.com

Surveys@kerrsurveying.net | TBPELS Firm No. 10018500