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GARLING
Land Surveying, LLC

PAUL P. & LOIS W. COAN

16.000 AC.

All of that tract or parcel of land consisting of 16.000 acres located in the James Cummings Hacienda, A-31, Austin County, Texas. The subject tract is a portion of the called 39.52 acre tract described in deed to Paul P. Coan and Lois W. Coan, recorded in File# 070204 of the Official Records of Austin County, Texas. Said tract consisting of 16.000 acres is more particularly described as follows:

BEGINNING at a 1/2" iron rod found with a cap marked "RPLS 4194" in the southeasterly right-of-way of Miller Road E (Public Road) and 1.6' southeast of the fenced right-of-way for the west corner of the called 3.000 acre tract described in deed to Lois Jean and Paul P. Coan, recorded in File# 134019 O.R.A.C.T. and for the north corner of the 39.52 acre parent tract and the herein described tract;

THENCE S 71° 12' 17" E, with the common line with the 3.000 acre adjoining tract (File# 134019) and with a line that is not fenced and passing at 300.81', a 1/2" iron rod found with a cap marked "RPLS 4194" for the south corner of the 3.000 acre tract (File# 134019) and the west corner of the called 3.000 acre tract designated as Tract 2 in deed to Lois Jean and Paul P. Coan, recorded in File# 121867 O.R.A.C.T. and continuing with the common line with the 3.000 acre adjoining tract (File# 121867) and with a line that is not fenced and passing at 601.62', a point in a fence corner post for the south corner of the 3.000 acre tract (File# 121867) and the west corner of the called 1.742 acre tract designated as Tract 3 in deed to Charles Wayne Westerman, recorded in File# 121867 O.R.A.C.T. and continuing with the common line with the 1.742 acre adjoining tract and generally with an existing fence, a total distance of 922.19' to a 1/2" iron rod found with a cap marked "RPLS 4194" near a fence corner post in the common line with the residue of the called 48.535 acre tract described in deed with William L. Nash, et al as owners, recorded in File# 044742 O.R.A.C.T., for the south corner of the 1.742 acre tract and the east corner of the herein described tract;

THENCE S 13° 33' 07" W, with the common line with the 48.535 acre adjoining tract and generally with an existing fence, a distance of 914.02' to a 1/2" iron rod set for the south corner of the herein described tract;

THENCE N 51° 34' 59" W, with a line severing the 39.52 acre parent tract, a distance of 1067.23' to a 1/2" iron rod found with a cap marked "Alexander Surveying" in the southeasterly right-of-way of Miller Road E for the west corner of the herein described tract;

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THENCE N 18° 44' 51" E, with the southeasterly right-of-way of Miller Road E and generally with an existing fence, a distance of 551.81' to the **PLACE OF BEGINNING** and containing 16.000 acres.

NOTES: Bearings shown hereon are based upon Grid North as determined from G.P.S. observation, State Plane Coordinates, Texas South Central Zone, NAD 83.

A map showing the subject tract has been prepared this day.

All set 1/2" iron rods have a yellow cap marked "RPLS 6805".

This survey could be subject to the subdivision rules and regulations of Austin County, Texas.

January 6, 2026
W.O.# 26-1004



Weston C. Garling
Weston C. Garling, RPLS #6805