

AUSTIN COUNTY, TEXAS
SAN FELIPE DE AUSTIN TOWN TRACT, ABSTRACT NO. 5

DESCRIPTION OF A 71.83 ACRE TRACT OF LAND OUT OF THE SAN FELIPE DE AUSTIN TOWN TRACT, ABSTRACT NO. 5, AUSTIN COUNTY, TEXAS AND BEING PART OF LOTS 11 AND 12, BLOCK 18 OF THE SEALY SUBDIVISION AS PER PLAT RECORDED IN VOLUME Y, PAGE 318, OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS AND BEING FURTHER DESCRIBED AS BEING THE RESIDUE OF THAT CALLED 72.58 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED MARCH 27, 1989 FROM LOTTIE ANN HLUCHAN, ET AL TO GAYDELL FELCMAN, AS RECORDED IN VOLUME 599, PAGE 620, OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 71.83 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found [Grid Coordinates: N 13,818,135.12 USft E 2,865,330.29 USft] in the Southeast line of a called 314.508 acre tract of land described in a deed dated January 22, 2019 from Weldon Troy Bollinger, Trustee of The Five Bollinger Siblings Trust, et al to Ironwood 3013, LLC, as recorded in Clerk File No. 190415, Austin County Official Records for the Westerly corner of the herein described tract, being the common Northerly corner of a called 17.11 acre tract of land described in a deed dated December 27, 2012 from the Cynthia Johnson, Independent Executrix of the Estate of Mahalia Gee, Deceased to Cynthia Johnson, as recorded in Clerk File No. 126518, Austin County Official Records, from which a 1/2 inch iron rod found for an angle in said 314.508 acre tract bears South 42° 50' 02" West a distance of 1154.76 feet;

THENCE North 42° 38' 42" East [called North 44° 53' 40" East, Clerk File No. 190415, O.R.A.C.T.] with the Southeast line of said 314.508 acre tract, being the common Northwest line of the herein described tract a distance of 1301.63 feet [called 1301.80'] to a 3/4 inch iron rod found for the Easterly corner of said 314.508 acre tract, being the common Southerly corner of a called 78.17 acre tract of land described in a deed dated November 14, 2018 from Kohinoor Group, LLC, Series 4 to MBB & TBJ Investments, LLC., as recorded in Clerk File No. 185314, Austin County Official Records, from which a 5/8 inch iron rod found for the Northerly corner of said 314.508 acre tract, being the common Westerly corner of said 78.17 acre tract bears North 47° 38' 58" West a distance of 2590.31 feet;

THENCE North 42° 38' 16" East [called North 42° 38' 22" East, Clerk File No. 185314, O.R.A.C.T.] with the Southeast line of said 78.17 acre tract, being the common Northwest line of the herein described tract a distance of 1311.99 feet [called 1311.99'] to a 1/2 inch iron rod found in the Southwest line of Rice Field Road for the Northerly corner of the herein described tract, being the common Easterly corner of said 78.17 acre tract;

THENCE South 47° 30' 06" East [called South 44° 31' 22" East] with the Southwest line of Rice Field Road, being the common Northeast line of the herein described tract a distance of 1214.40 feet [called 1208.57'] to a 5/8 inch iron rod set w/cap at the intersection of the Southwest line of Rice Field Road and the Northwest line of Orange Hill Road for the Easterly corner of the herein described tract;

THENCE South 42° 44' 13" West [called South 45° 34' 46" West] with the Northwest line of Orange Hill Road, being the common Southeast line of the herein described tract a distance of 2405.33 feet to a 5/8 inch iron rod set w/cap for the Southerly corner of the herein described tract, being the common Easterly corner of the residue of a called 1 acre tract of land described in a deed dated February 7, 1898 from Henry J. Runge to Sam Melton, et al, School Trustees, as recorded in Volume 20, Page 257, Austin County Deed Records, from which a 3/8 inch iron rod found for the Southerly corner of said 1 acre tract, being the common Easterly corner of said 17.11 acre tract bears South 42° 44' 13" West a distance of 208.71 feet;

THENCE North 47° 28' 57" West with the Northeast line of said 1 acre tract, being the common Southwest line of the herein described tract a distance of 190.12 feet to a 5/8 inch iron rod set w/cap for an interior corner of the herein described tract, being the common Northerly corner of said residue of 1 acre tract;

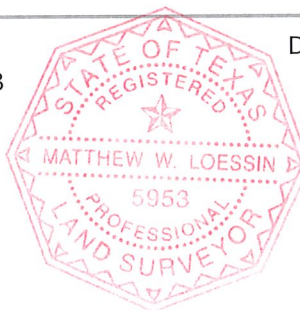
THENCE South 42° 31' 03" West with the Northwest line of said residue of 1 acre tract, being the common Southeast line of the herein described tract a distance of 208.71 feet to a 5/8 inch iron rod set w/cap in the Northeast line of said 17.11 acre tract for an exterior corner of the herein described tract, being the common Westerly corner of said residue of+ 1 acre tract, from which a 3/8 inch iron rod found for the Southerly corner of said residue of 1 acre tract, being the common Easterly corner of said 17.11 acre tract bears South 47° 28' 57" East a distance of 189.32 feet;

THENCE North 47° 28' 57" West [called North 44° 30' 44" West] with the Northeast line of said 17.11 acre tract, being the common Southwest line of the herein described tract a distance of 1020.73 feet to the **POINT OF BEGINNING**, containing 71.83 acres of land, more or less.

1. Bearing Basis: Texas Lambert Grid, Texas South Central Zone, NAD 83/2011 (EPOCH: 2010)
2. All distances are surface values, to obtain grid values multiply surface distances by a Combined Scale Factor of 0.999880600.
3. 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 "FSC INC - TX FIRM #10000100".

This metes and bound description and plat attached hereto represent an on-the-ground survey made under my supervision on October 14 & 21, 2019.

Matthew W. Loessin
Registered Professional Land Surveyor No. 5953
Project No. 2019103369
Word File: 2019103369_71.83_acre_m&b.docx
ACAD File: 2019103369.dwg



Date: 10/24/19

