



NEW VOLUME 2004

02-08-2006

Blakey Surveying, LLC

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LYNN ABEL BOEKER, ET AL
177.84 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND containing 177.84 acres, situated in Austin County, Texas, being out of the James Cummings Survey, Abstract No. 31, being a portion of a called 285.47 acre tract described in that deed dated October 11, 2023, from Sheila Gwen Schrader Abel, Independent Executrix of The Estate of Robert Gene Abel, Deceased to Lynn Abel Boeker, et al, recorded in File No. 235266 of the Official Records of Austin County, Texas, said 177.84 acre tract being more particularly described as follows:

BEGINNING at a found 5/8 inch iron rod (with TxDOT aluminum cap), lying in the Southwest margin of State Highway 36 (public right-of-way), lying in the Easterly line of the original called 285.47 acre tract (hereafter referred to as "original tract"), marking the South corner of the State of Texas called 7.188 acre tract (File No. 077069, Official Records of Austin County, Texas), marking a Northwest of the Robert William Abel called 198 acre tract (residue acreage) (File No. 911206, Official Records of Austin County, Texas), and marking a Northeast corner of the herein described tract;

THENCE departing said highway margin, along the Westerly line of the Robert William Abel called 198 acre tract, with the Easterly line of the herein described tract, S 19deg 21min 11sec W, at 3534.56 ft. passing a set 1/2 inch iron rod, lying on the Northerly bank of Mill Creek, and CONTINUING for a TOTAL DISTANCE of 3594.56 ft., to a point in Mill Creek, marking the apparent Southwest corner of said Robert William Abel tract, and marking the apparent Southeast corner of the herein described tract;

THENCE along the center of Mill Creek, the following calls: 1) N 87deg 03min 29sec W, 356.23 ft., to a point in creek; 2) N 76deg 36min 06sec W, 300.80 ft., to a point in creek; 3) N 70deg 08min 22sec W, 301.42 ft., to a point in creek; and, 4) N 64deg 21min 34sec W, 410.09 ft., to a point in creek, and marking a Southwest corner of the herein described tract;

THENCE departing Mill Creek, along an Easterly line of the Gordon W. Goebel, et al called 336.159 acre tract (File No. 061835, Official Records of Austin County, Texas), with a Westerly line of the original tract, N 19deg 37min 39sec E, at 40.0 ft passing a 1/2 inch iron rod set for reference, lying on the Northerly bank of Mill Creek, and CONTINUING for a TOTAL DISTANCE of 3191.90 ft., to a point at an existing fence corner post, lying on the Northerly bank of a slough, and marking a deed angle of said Goebel tract; and, N 17deg 45min 25sec E, 336.56 ft., to a found 3/8 inch iron rod, marking a Northeast corner of the Goebel tract, marking a re-entrant corner of the original tract, and marking a re-entrant corner of the herein described tract;

THENCE along a Northerly line of the Goebel tract, with a Southerly line of the herein described tract, N 71deg 49min 41sec W, 1361.64 ft., to a point at an existing 32 inch elm tree, marking a deed angle of the Goebel tract; N 68deg 23min 21sec W, 54.75 ft., to a set 1/2 inch iron rod, marking a deed angle of the Goebel tract; and, N 60deg 10min 21sec W, 44.33 ft., to a found 3/8 inch iron rod, marking a re-entrant corner of the Goebel tract, marking a Southwest corner of the original tract, and marking a Southwest corner of the herein described tract;

THENCE along an Easterly line of the Goebel called 336.159 acre tract, and along the Easterly line of the Gordon W. Goebel, et ux called 7.741 acre tract (File No. 091563, Official Records of Austin County, Texas), with a Westerly line of the original tract, N 18deg 04min 10sec E, 1741.06 ft., to an 8 inch treated fence corner post in concrete, marking a re-entrant corner of said Goebel called 7.741 acre tract, marking a Northwest corner of the original tract, and marking a Northwest corner of the herein described tract;

THENCE along the Southerly line of the Goebel called 7.741 acre tract, S 70deg 41min 28sec E, 418.02 ft., to a found 5/8 inch iron rod (with TxDOT aluminum cap), lying in the Southwest margin of the aforementioned State Highway 36, marking the Southeast corner of the Goebel called 7.741 acre tract, marking the Northwest corner of the aforementioned State of Texas called 7.188 acre tract, and marking a Northeast corner of the herein described tract;

THENCE along the Southwest margin of State Highway 36, S 37deg 54min 34sec E (record bearing for the State of Texas called 7.188 acre tract, this line being the BASIS OF BEARING LINE for this survey), 2116.64 ft., to a found 5/8 inch iron rod; S 36deg 43min 19sec E, 500.26 ft., to a found 5/8 inch iron rod (with TxDOT aluminum cap); and, S 37deg 39min 46sec E, 273.14 ft., to the **PLACE OF BEGINNING** and containing 177.84 acres of land.

January 4, 2024

W.O.#2023-3480

Michael J. Blakey
Registered Professional Land Surveyor No. 5935

Plat prepared and made a part of this description.

