



METES AND BOUNDS DESCRIPTION

STATE OF TEXAS
COUNTY OF AUSTIN

Being a 71.90 acre tract of land out of the E. M. Kuykendall League, Abstract No. 60, Austin County, Texas and being all that certain called 68-1/4 acre tract of land described to Verlin Warmke, recorded in Clerk's File No. 085259 of the Official Records of Austin County, Texas, said 71.90 acres being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found at the most southerly corner of said 68-1/4 acre tract, same being a southeasterly corner of a called 530.081 acre tract to Rolling Plain Ranch, LLC, (Clerk's File No. 027688), located on the northwest margin of Bleiberville Road, for the south corner of this;

THENCE along the southwest line of said 68-1/4 acre tract, common boundary with said 530.081 acre tract and generally along a fence line N 48°23'42" W a distance of 1449.52 feet to a 10 inch fence corner post found at the most westerly corner of said 68-1/4 acre tract, being a interior corner of said 530.081 acre tract, for the most westerly corner of this;

THENCE along the northwest line of said 68-1/4 acre tract, common boundary with said 530.081 acre tract, and generally along a fence line the following courses and distances:

N 54°26'35" E a distance of 1402.05 feet to a 3/4 inch iron rod found for an angle point, and N 41°10'02" E passing a 3/8 inch iron rod found on the south bank of East Mill Creek for reference at a distances of 1459.40 feet and continuing a total distance of 1500.94 feet to a calculated point in the approximate center of said creek at the most northerly corner of said 68-1/4 acre tract, being a northeast corner of said 530.081 acre tract, located on the southwest line of a called 242.61 acre tract to Dierking Family Interest LP, (Clerk's File No. 055228), for the most northerly corner of this;

THENCE along the northeast line of said 68-1/4 acre tract, common boundary with said 242.61 acre tract and along the approximate centerline of said creek the following courses and distances:

S 19°12'38" E a distance of 202.93 feet to a calculated angle point,
S 51°33'25" E a distance of 120.04 feet to a calculated angle point,
S 47°58'11" E a distance of 89.28 feet to a calculated angle point,
S 00°18'02" W a distance of 50.76 feet to a calculated angle point,
S 21°17'45" W a distance of 60.52 feet to a calculated angle point,
S 05°25'51" E a distance of 58.92 feet to a calculated angle point,
S 41°10'00" E a distance of 51.84 feet to a calculated angle point,
S 36°07'14" E a distance of 108.99 feet to a calculated angle point,
S 54°14'40" E a distance of 29.31 feet to a calculated angle point,
N 88°54'31" E a distance of 61.19 feet to a calculated angle point,
N 46°35'07" E a distance of 37.01 feet to a calculated angle point,
N 51°39'51" E a distance of 52.18 feet to a calculated angle point,
S 48°22'21" E a distance of 48.78 feet to a calculated angle point,
S 04°37'38" E a distance of 84.09 feet to a calculated angle point,
S 35°48'44" W a distance of 48.82 feet to a calculated angle point,
S 60°27'23" W a distance of 37.45 feet to a calculated angle point,
S 88°22'26" W a distance of 60.65 feet to a calculated angle point,
S 49°55'01" W a distance of 34.77 feet to a calculated angle point,
S 43°24'00" W a distance of 72.07 feet to a calculated angle point,
S 40°28'17" W a distance of 57.29 feet to a calculated angle point,
S 00°13'37" W a distance of 58.11 feet to a calculated angle point,
S 06°32'24" E a distance of 54.33 feet to a calculated angle point,
S 41°45'54" E a distance of 54.72 feet to a calculated angle point,
S 58°22'32" E a distance of 24.64 feet to a calculated angle point, and



S 59°41'46" E a distance of 37.20 feet to a calculated point at the northeast corner of said 68-1/4 acre tract, being a southeast corner of said 242.61 acre tract, located on the northwest margin of said road, for the northeast corner of this;

THENCE along the southeast line of said 68-1/4 acre tract, with the northwest margin of said road the following courses and distances:

S 23°28'38" W passing a 1/2 inch iron rod with yellow cap set for reference at 52.05 feet and continuing a total distance of 403.57 feet to a 1/2 inch iron rod with yellow cap set for an angle point,


S 24°16'12" W a distance of 149.79 feet to a 1/2 inch iron rod with yellow cap set for an angle point, and

S 41°26'46" W a distance of 1794.31 feet to the **POINT OF BEGINNING**.

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, Nad 1983.

This description to accompany a plat of like date representing an on the ground survey supervised by me Tyler Tumlinson, Registered Professional Land Surveyor.

May 21, 2019


Tyler Tumlinson
RPLS No. 6410
Firm #10193858
01840-WEB

