

STATE OF TEXAS §
COUNTY OF AUSTIN §

A METES & BOUNDS description of a certain 37.07 acre tract situated in the James H. Bostick Survey, Abstract No. 18 in Austin County, Texas, being the remainder of a called 180.553 acre tract conveyed by Special Warranty Deed with Vendor's Lien to Bryan Alan Meyer and Tina Dawn Meyer recorded in Instrument No. 194007 of the Official Public Records of Austin County (OPRAC), said 37.07 acre tract being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, South Central Zone (4204);

BEGINNING at a found MAG spike, marking the southeast corner of the herein described subject tract, being common with a south angle of said remainder of 180.553 acre tract, the southwest corner of a called 34.00 acre tract conveyed by General Warranty Deed to Evan Lowe and spouse, Mary Lowe recorded in Instrument No. 226550 OPRAC and lying in Kuykendall Road (right-of-way width varies);

THENCE South 89°59'10" West, along a south line of said remainder of 180.553 acre tract and in said Kuykendall Road, 225.78 feet to a found MAG spike, marking the southwest corner of the herein described subject tract, being common with the southwest corner of said remainder of 180.553 acre tract and the southeast corner of a called 154.15 acre tract conveyed by Special Warranty Deed with Vendor's Lien to Carr Family Properties, LLC recorded in Instrument No. 194515 OPRAC;

THENCE along common lines of said remainder of 180.553 acre tract and said 154.15 acre tract, the following five (5) courses and distances:

1. North 26°56'24" West, passing at 19.59 feet, 0.19 feet right, a found 1/2-inch iron rod, continuing in all a total distance of 743.38 feet to a found 1/2-inch iron rod (with cap stamped "Rau 4173");
2. North 20°38'25" West, 761.67 feet to a found 1/2-inch iron rod;
3. North 22°18'16" West, 335.51 feet to a found 1/2-inch iron rod;
4. North 30°22'50" West, 156.45 feet to a found 1/2-inch iron rod;
5. North 53°36'18" West, 396.50 feet to a found 3/8-inch iron rod, marking a west exterior corner of the herein described subject tract, being common with a west exterior corner of said remainder of 180.553 acre tract, a northeast angle of said 154.15 acre tract, and the most easterly south corner of a called 674.10 acre tract conveyed by Deed to Alice Hassler Sens recorded in Volume 225, Page 62 of the Deed Records of Austin County (DRAC);

THENCE North 29°53'52" East, along the common line of said remainder of 180.553 acre tract and said 674.10 acre tract, passing at 373.85 feet a found 1/2-inch iron rod, continuing in all a total distance of 488.87 feet to a point-for-corner in the center of Old Mill Creek, marking a northwest corner of the herein described subject tract;

THENCE along the center of Old Mill Creek and north lines of said remainder of 180.553 acre tract the following ten (10) courses and distances:

1. South 75°09'44" East, 79.86 feet to a point-for-corner in the center of Old Mill Creek;
2. North 72°28'46" East, 126.94 feet to a point-for-corner in the center of Old Mill Creek;
3. North 25°53'57" East, 98.05 feet to a point-for-corner in the center of Old Mill Creek;
4. North 12°24'22" East, 112.25 feet to a point-for-corner in the center of Old Mill Creek;
5. North 20°22'37" East, 98.51 feet to a point-for-corner in the center of Old Mill Creek;
6. North 19°18'39" East, 102.46 feet to a point-for-corner in the center of Old Mill Creek;
7. North 86°36'30" East, 49.34 feet to a point-for-corner in the center of Old Mill Creek;
8. South 63°18'10" East, 77.10 feet to a point-for-corner in the center of Old Mill Creek;
9. South 52°33'15" East, 145.31 feet to a point-for-corner in the center of Old Mill Creek;
10. South 52°27'14" East, 137.24 feet to a point-for-corner in the center of Old Mill Creek, marking the northeast corner of the herein described subject tract, being common with the northwest corner of aforementioned 34.00 acre tract;

THENCE South 09°15'54" East, along the common line of said remainder of 180.553 acre tract and said 34.00 acre tract, passing at 161.17 feet a set 5/8-inch iron rod for reference (with cap stamped "Quiddity Eng"), passing at 2692.35 feet a set 5/8-inch iron rod for reference (with cap stamped "Quiddity Eng"), continuing in all a total distance of 2716.24 feet to the **POINT OF BEGINNING**, containing 37.07 acres of land in Austin County, Texas as shown on Dwg No. 18137 filed in the offices of Quiddity in College Station, Texas.