

TBPLS Firm 10000100
TBPE Firm 17957

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

DESCRIPTION OF A 50.30 ACRE TRACT OF LAND OUT OF THE SAN FELIPE DE AUSTIN TOWN TRACT, ABSTRACT NO. 5, AUSTIN COUNTY, TEXAS AND BEING PART OF LOT 7 AND LOT 8, BLOCK 5 OF THE SEALY SUBDIVISION AS RECORDED IN VOLUME Y, PAGE 318, OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS AND BEING FURTHER DESCRIBED AS THAT CALLED 50.36 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED MARCH 22, 2001 FROM JOAN MARIE GRIFFIN TO LEONARD V. MOORE, ET UX, AS RECORDED IN INSTRUMENT NO. 011568, OF THE OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 50.30 ACRE TRACT OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a concrete monument found [Grid Coordinates: N 13,810,263.95 USft E 2,854,395.14 USft] for an exterior corner of the herein described tract, being an interior corner of a called 0.883 acre tract of land described in a deed dated August 28, 1971 from Emil Mieth, et al to State of Texas as recorded Volume 331, Page 113, Deed Records Austin County, Texas, lying in the Northwest Right-Of-Way line of F.M. Highway No. 3013;

THENCE South 86° 58' 37" West [called South 89° 21' 30" West, Vol. 331, Pg. 113, D.R.A.C.T.] along the Northwest Right-Of-Way line of F.M. Highway No. 3013, being the Southeast line of the herein described tract a distance of 70.90 feet [called 70.68'] to a concrete monument found at the intersection of the Northwest Right-Of-Way line of F.M. Highway No. 3013 and the Northeast Right-Of-Way line of Beckendorff Road an interior corner of the herein described tract, being an exterior corner of said 0.883 acre tract;

THENCE South 43° 42' 35" West [called South 43° 32' 17" West, Vol. 331, Pg. 113, D.R.A.C.T.] continuing with the Northwest Right-Of-Way line of F.M. Highway No. 3013, being the Southeast line of the herein described tract across Beckendorff Road a distance of 15.00 feet [called 18.62'] to a 3/4 inch iron pipe found bent for the Southerly corner of the herein described tract, being the Easterly corner of a called 941.52 acre tract of land described in a deed dated July 10, 2014 from Wilma Kathryn Virnau, Independent Executrix of The Estate of Walter A. Virnau, Jr. to Wilma Kathryn Virnau, Trustee of The Virnau Bypass Trust, as recorded in Instrument No. 176115, Official Public Records Austin County, Texas, also being the Westerly corner of said 0.883 acre tract, and also being the Southerly corner of approximately 0.0343 acre deed gap between the Northeast line of said 941.52 acre tract and the Southwest line of said parent 50.36 acre tract;

THENCE North 47° 15' 18" West [called North 44° 16' 40" West] with the Northeast line of said approximately 0.0343 acre deed gap, being the Southwest line of the herein described tract within the limits of Beckendorff Road a distance of 1243.83 feet [called 1246.44'] to a point for the Westerly corner of the herein described tract, being the Northerly corner of said approximately 0.0343 acre deed gap, also being the Southerly corner of a called 50.36 acre tract of land described in a deed dated April 23, 2019 from John Alfred Kainer to Elizabeth Mary Kainer, as recorded in Instrument No. 191756, Official Public Records Austin County, Texas;

THENCE North 42° 28' 44" East [called North 45° 33' 07" East] with the Southeast line of said 50.36 acre tract, being the Northwest line of the herein described tract at 15.02 feet passing a 5/8 inch iron rod found for reference in the Northeast Right-Of-Way line of Beckendorff Road, from said reference rod a 1/2 inch iron rod found for reference, bears North 47° 15' 18" West, 1284.11 feet, continuing along said common line for a total distance of 1691.67 feet [called 1691.78'] to a point for the Northerly corner of the herein described tract, being the Easterly corner of said 50.36 acre tract, lying in the Southwest line of the residue of a called 49.89 acre tract of land described in a deed dated January 11, 2005 from Mario Hernandez, et ux to Elmer A. Hernandez as recorded in Instrument No. 051165, Official Public Records Austin County, Texas, from which a 1/2 inch iron rod found, bears South 42° 28' 44" West, 0.12 feet, also from which another 1/2 inch iron rod found for reference bears North 47° 15' 53" West, 1281.48 feet;

THENCE South 47° 15' 53" East [called South 44° 16' 38" East] with the Southwest line of said residue of 49.89 acre tract, being the Northeast line of the herein described tract a distance of 1298.88 feet [called 1298.72'] to a point for the Easterly corner of the herein described tract, being the Southerly corner of said residue of 49.89 acre tract, lying in the Northwest Right-Of-Way line of F.M. Highway No. 3013 and the aforementioned 0.883 acre tract, from which a 3/8 inch iron rod found bent bears South 47° 15' 53"

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East, 0.15 feet, also from which a concrete monument found for reference bears North 42° 39' 22" East, 2108.64 feet;

THENCE South 42° 39' 22" West [called South 45° 37' West, Vol. 331, Pg. 113, D.R.A.C.T.] with the Northwest Right-Of-Way line of F.M. Highway No. 3013 and said 0.883 acre tract, same being the Southeast line of the herein described tract a distance of 1626.07 feet to the **POINT OF BEGINNING**, containing **50.30 TOTAL ACRES** of land, more or less of which 0.428 acre lies within the occupied limits of Beckendorff Road leaving **49.87 NET 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 0.99987912237724.
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 April 26 & 28, 2023.

Cullen D. Weishuhn
Registered Professional Land Surveyor No. 6850
Project No. 2023040234
Word File: 2023040234_50.30_acre_m&b.docx
ACAD File: 2023040234.dwg

Date: *5/19/23*

