

A 200.0 AC. TRACT OF LAND, SITUATED IN THE JACOB STEVENS LEAGUE, ABSTRACT NO. ABSTRACT NO. 93, AUSTIN COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 181.9366 AC. TRACT OF LAND CONVEYED FROM LORA JEAN KILROY TO FRANK J. EHRMAN AND WIFE, TERESA E. EHRMAN IN DEED DATED JUNE 29, 2000, RECORDED IN AUSTIN COUNTY CLERK'S FILE: 004487; SAID 200.0 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod called & found at the intersection of the Southwest line of 20 ft. wide *PARMA-BRANT LANE* and the Northwest line of STATE HIGHWAY NO. 60 (Tx-Dot - meas. 100 ft. wide this segment), for the Southeast corner of a called 3.56033 Ac. tract of land conveyed to Duane V. Brandt, Sr. (Vol. 344, Pg. 213; D.R.), same being the East corner of a 20 Ft. strip (Vol. 266, Pg. 75; D.R. – Vol. 261, Pg. 529; D.R. – Vol. 261, Pg. 507; D.R.), the East corner of said 181.9366 Ac. tract, and the **East corner** hereof;

THENCE South 32 Deg. 47 Min. 22 Sec. West (called South 36 Deg. 01 Min. 00 Sec. West), with the Southeast line of said 181.9366 Ac. tract, 463.95 ft. to an **angle point** in the Northwest line of said HIGHWAY;

THENCE South 33 Deg. 06 Min. 58 Sec. West (called South 36 Deg. 01 Min. 00 Sec. West), continuing with the Southeast line of said 181.9366 Ac. tract, same being with the Northwest line of said HIGHWAY, 2363.13 ft. to a Tx-Dot Monument called & found for the North corner of a called 0.674 Ac. tract of land conveyed to the State of Texas (Clerk's File: 082534), same being an **angle point** hereof;

THENCE South 40 Deg. 46 Min. 52 Sec. West, 304.14 ft. (called South 40 Deg. 45 Min. 37 Sec. West, 304.24 ft.) to an angle point in the Northwest line of said 0.674 Ac. tract, same being an **angle point** in the Northwest line of said HIGHWAY;

THENCE South 28 Deg. 37 Min. 43 Sec. West, 288.34 ft. (called South 28 Deg. 36 Min. 36 Sec. West, 288.34 ft.) to an angle point in the Northwest line of said 0.674 Ac. tract, same being an **angle point** in the Northwest line of said HIGHWAY;

THENCE South 25 Deg. 07 Min. 11 Sec. West (called South 25 Deg. 06 Min. 04 Sec. West), with the Northwest line of said HIGHWAY, same being with the Northwest line of said 0.674 Ac. tract, 206.24 ft. to a point at its intersection with the East line of a called 1.7902 Ac. tract of land conveyed to Marvin B. & Pamela R. Henry (Clerk's File: 995860) for an **angle point** hereof, same being in a curve to the right;

THENCE with said curve to the right, whose radius is 3861.55 ft., an arc length of 101.02 ft, (Chord = North 16 Deg. 07 Min. 35 Sec. East, 101.02 ft.) to a 1/2 inch iron rod capped #5319, set for the North corner of said 1.7902 Ac. tract, same being an **angle point** hereof;

THENCE South 29 Deg. 31 Min. 20 Sec. West, 886.84 ft. (called South 31 Deg. 24 Min. 05 Sec. West, 866.84 ft. - Clerk's File: 983403 & called South 37 Deg. 29 Min. 18 Sec. West, 886.64 ft. – Clerk's File: 004487) to a 3/4 inch iron pipe called & found for the Southwest corner of said 1.7902 Ac. tract, same being the West corner of a called 0.4446 Ac. tract of land conveyed to Marvin B. & Pamela R. Henry (Clerk's File: 995861), the Northwest corner of a called 4.42 Ac. tract of land conveyed to Marvin & Pamela Henry (Clerk's File: 983403), and an **angle point** in the East line of said 181.9366 Ac. tract;

THENCE South 37 Deg. 31 Min. 46 Sec. West (called South 39 Deg. 24 Min. 31 Sec. West – Clerk's File: 983403 & called South 71 Deg. 08 Min. 39 Sec. West – Clerk's File: 004487), at 365.94 ft. pass a 1/2 inch iron rod capped #5319, set on the top bank of the SAN BERNARD RIVER, at 426.86 ft. pass a 1/2 inch iron rod capped #5319, set on the lower bank of the SAN BERNARD RIVER, and in all, 442.0 ft. (called 458.36 ft. – Clerk's File: 983403 & called 309.49 ft. – Clerk's File: 004487) to a point on the Northern water's edge of the SAN BERNARD RIVER for the West corner of said 4.42 Ac. tract, same being the South corner of said 181.9366 Ac. tract, and the **South corner** hereof;

THENCE with the South and Westerly line of said 181.9366 Ac. tract, same being with North and Easterly line of SAN BERNARD RIVER (the Gradient Boundary is the true boundary. It was not calculated but instead the North and Easterly water's edge of the SAN BERNARD RIVER at normal flow – which closely patterns like the Gradient Boundary - was used), the following:

North 71 Deg. 44 Min. West, 22.8 ft.;  
 South 87 Deg. 35 Min. West, 45.4 ft.;  
 North 50 Deg. 03 Min. West, 61.7 ft.;  
 North 23 Deg. 35 Min. East, 5.2 ft.;  
 North 57 Deg. 34 Min. West, 39.4 ft.;  
 North 75 Deg. 13 Min. West, 117.8 ft.;  
 North 59 Deg. 36 Min. West, 140.3 ft.;  
 North 54 Deg. 33 Min. West, 125.5 ft.;  
 North 59 Deg. 1 Min. West, 103.7 ft.;  
 North 55 Deg. 52 Min. West, 80.1 ft.;  
 North 63 Deg. 7 Min. West, 50.8 ft.;  
 North 46 Deg. 14 Min. West, 59.3 ft.;  
 North 30 Deg. 55 Min. West, 39.8 ft.;  
 North 0 Deg. 21 Min. East, 26.1 ft.;  
 North 16 Deg. 17 Min. West, 40.6 ft.;  
 North 21 Deg. 55 Min. West, 31.1 ft.;  
 North 16 Deg. 00 Min. West, 27.1 ft.;  
 North 01 Deg. 58 Min. West, 28.8 ft.;  
 North 19 Deg. 37 Min. West, 115.5 ft.;  
 North 32 Deg. 9 Min. West, 24.3 ft.;  
 North 20 Deg. 33 Min. West, 25.3 ft.;

North 01 Deg. 23 Min. East, 60.4 ft.;  
North 03 Deg. 04 Min. West, 69.7 ft.;  
North 44 Deg. 16 Min. East, 18.9 ft.;  
North 02 Deg. 41 Min. East, 57.1 ft.;  
South 70 Deg. 29 Min. West, 26.1 ft.;  
North 3 Deg. 46 Min. East, 52.2 ft.;  
North 22 Deg. 47 Min. East, 108.3 ft.;  
North 05 Deg. 20 Min. East, 185.5 ft.;  
South 62 Deg. 40 Min. West, 11.2 ft.;  
North 11 Deg. 34 Min. East, 71.6 ft.;  
North 15 Deg. 14 Min. East, 199.7 ft.;  
North 11 Deg. 52 Min. East, 240.1 ft.;  
North 1 Deg. 10 Min. East, 39.3 ft.;  
North 32 Deg. 38 Min. West, 11.4 ft.;  
North 13 Deg. 46 Min. East, 73.9 ft.;  
North 13 Deg. 28 Min. West, 18.7 ft.;  
North 0 Deg. 34 Min. West, 34.7 ft.;  
North 21 Deg. 59 Min. East, 31.9 ft.;  
North 1 Deg. 1 Min. West, 33.8 ft.;  
North 18 Deg. 33 Min. East, 45.2 ft.;  
North 6 Deg. 15 Min. East, 32.5 ft.;  
North 34 Deg. 38 Min. West, 13.8 ft.;  
North 23 Deg. 08 Min. West, 37.7 ft.;  
North 73 Deg. 9 Min. West, 30.5 ft.;  
North 07 Deg. 17 Min. West, 10.1 ft.;  
North 85 Deg. 21 Min. West, 9.7 ft.;  
South 00 Deg. 57 Min. West, 68.7 ft.;  
South 4 Deg. 5 Min. West, 95.5 ft.;  
South 18 Deg. 54 Min. East, 19.6 ft.;  
North 54 Deg. 25 Min. West, 13.3 ft.;  
North 10 Deg. 50 Min. West, 12.2 ft.;  
North 00 Deg. 52 Min. East, 64.4 ft.;  
North 17 Deg. 33 Min. West, 57.9 ft.;  
North 8 Deg. 21 Min. West, 66.5 ft.;  
North 21 Deg. 36 Min. East, 29.3 ft.;  
North 14 Deg. 7 Min. East, 46.2 ft.;  
North 03 Deg. 26 Min. West, 26.1 ft.;  
North 30 Deg. 42 Min. West, 53.1 ft.;  
North 47 Deg. 7 Min. West, 42.7 ft.;  
North 0 Deg. 35 Min. West, 41.2 ft.;  
North 13 Deg. 57 Min. West, 28.3 ft. to the Southwest corner of a called 98.27 Ac. tract of land conveyed to Lorena Brandt (Vol. 137, Pg. 163; D.R.), same being the South corner of a called 62.5 ft. wide – called 4.492 Ac. – Houston Lighting & Power Company Easement (Vol. 361, Pg. 928; D.R.), the West corner of a called 90.54 Ac. tract (Vol. 266, Pg. 75; D.R. – Vol. 261, Pg. 529; D.R. – Vol. 261, Pg. 507; D.R.), the West corner of said 181.9366 Ac. tract, the West corner of a 17.5 ft. wide Houston Lighting & Power Company Easement (Vol. 69, Pg. 99; D.R.) and the **West corner** hereof;

THENCE North 33 Deg. 23 Min. 20 Sec. East (called North 36 Deg. 14 Min. 39 Sec. East), with common line between said Houston Lighting & Power Company Easement, 3263.0 ft. (called 3098.15 ft.) to a point for an interior corner of said 98.27 Ac. tract, same being the North corner of said 90.54 Ac. tract, the North corner of said 181.9366 Ac. tract and the **North corner** hereof;

THENCE South 57 Deg. 00 Min. 48 Sec. East (called South 54 Deg. 03 Min. 08 Sec. East), with the Northeast lines of said 90.54 Ac. tract and said 20 Ft. strip, same being with the Northeast line of said 181.9366 Ac. tract, and with the Southwest line of said *PARMA-BRANT LANE*, 1957.21 ft. (called 1946.28 ft.) to the PLACE OF BEGINNING and containing 200.0 Ac. of land.

NOTE: A Plat accompanies this Metes & Bounds description.

Bearings are based on the Texas Coordinate System of 1983, Texas South-Central Zone.

Unless this Metes and Bounds Description (Field Note Description), including preamble, seal and signature, appears in its entirety, and in its original form, Surveyor assumes no responsibility or liability for its accuracy.

I, Robert W. Kolacny, Registered Professional Land Surveyor No. 5319, do hereby certify that the foregoing Field Note Description correctly describes results of a Survey made under my supervision on the ground, June, 2024.

Robert W. Kolacny, RPLS No. 5319

