

40.774 Acres

THAT PART OF THE ANDREW AUSTIN SURVEY NO. 19, ABSTRACT NO. 38 IN TRAVIS COUNTY, TEXAS, BEING A REMNANT PORTION OF THAT 108.25 ACRE TRACT OF LAND CONVEYED TO ARDALIA E. MARTIN BY DEED RECORDED IN DOCUMENT NO. 2014022161 AND CORRECTED BY DOCUMENT NO. 2014087416 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at a 1/2" iron set rod with RJ Surveying cap on the south line of Cele Road at the northwest corner of a 10.017 Acre Tract of land conveyed to Julie Fowler and Tab Fowler by deed recorded in Document No. 2018071014 of the Official Public Records of Travis County, Texas, and on the north line of said 108.25 Acre Tract;

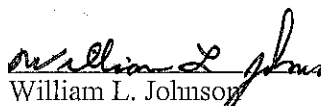
THENCE S27°58'33"W along the west line of said 10.017 Acre Tract and across said 108.25 Acre Tract a distance of 1574.85 feet to a found 1/2" iron rod at the southwest corner of said 10.017 Acre Tract, being also on the north line of a 125.5 Acre Tract of land conveyed to Henry B. Vorwerk by deed recorded in Volume 5248, page 761 of the Deed Record of Travis County, Texas, and on the south line of said 108.25 acre Tract;

THENCE N62°37'33"W along the north line of said 125.5 Acre Tract and the south line of said 108.25 Acre Tract a distance of 1123.75 feet to a 1/2" iron rod found at the northwest corner of said 125.5 Acre Tract, same being the southwest corner of said 108.25 Acre Tract and on the east line of Verona Section 3 according to the plat thereof recorded in Document No. 201800098 of the Official Public Records of Travis County, Texas;

THENCE N27°34'43"E along the west line of said 108.25 Acre Tract and in part along the east line of said Section 3 and along the east line of Verona Section 1 according to the plat thereof recorded in Document No. 201600055 of the Official Public Records of Travis County, Texas, (pass at a distance of 385.89 feet a 1/2" iron rod found with RJ Surveying cap at the northeast corner of said Section 3 and the southeast corner of said Section 1, pass at distance of 435.89 feet a 1/2" iron rod found with RJ Surveying cap at the southeast corner of Lot 25, Block A) in all a total distance of 1571.04 feet to a 1/2" iron rod set at the northwest corner of said 108.25 Acre Tract, same being on the south line of said Cele Road;

THENCE S62°48'52"E along the south line of said Cele Road, same being the north line of said 108.25 Acre Tract a distance of 1134.68 feet to the said Point of Beginning.

Containing 40.774 acres, more or less, as shown on the sketch attached.

 25 NOVEMBER 2019  
William L. Johnson

Registered Professional Land Surveyor No. 5425  
State of Texas

All iron rods set have RJ Surveying caps.

Bearings are Texas Coordinate System of 1983, Central Zone (4203).

RJ Surveying & Associates, Inc.  
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Firm No. 10015400

