



ALEXANDER SURVEYING
LAND SURVEYORS

OWNER: MJB BELLVILLE PROPERTIES, LLC

BUYER: JAMES CRENWELGE

12.000 ACRES

ALL THAT TRACT OR PARCEL OF LAND consisting of 12.000 Acres located in the Elizabeth Kuykendall Survey, A-60, Austin County, Texas. Subject tract being a portion of the 24.825 Acre tract described in Deed to MJB Bellville Properties, LLC recorded in File# 134150 of the Official Records of Austin County, Texas. Said tract consisting of 12.000 Acres, of which 0.339 Acres are within the limits of Bleiblerville Road (Public Road) and said tract being more particularly described as follows:

BEGINNING at a point within the limits of Bleiblerville Road for the West corner of the 24.825 Acre tract and the West corner of the herein described tract. From said point, a bolt found near a fence corner post in the Southeast Right-of-way of Bleiblerville Road for the North corner of the called 0.3597 Acre tract described in Deed to Melissa Ann Roulston recorded in File# 043942 O.R.A.C.T., brs. S 47d 00' 00" E, 20.00 ft.;

THENCE N 43d 00' 00" E, with a line, which is within the limits of Bleiblerville Road, a distance of 738.25 ft. to a point within the limits of said road, for the West corner of the 12.825 Acre tract that has been surveyed and described this day and the North corner of the herein described tract. From said point, a 1/2" iron rod set in the Southeast Right-of-way of Bleiblerville Road, for reference, brs. S 47d 00' 00" E, 20.00 ft.;

THENCE S 47d 00' 00" E, passing the above mentioned 1/2" iron rod set in the Southeast Right-of-way of said road at 20.00 ft. and continuing with the division line of the parent tract, the same being the common line with the 12.825 Acre tract mentioned above, a distance of 708.52 ft. to a 1/2" iron rod set approximately 1.4 ft. Northwest of the existing fence on the common line with the residue of the called 17.30 Acre tract described in Deed to Marian Balke recorded in Volume 320, Page 405 of the Deed Records of Austin County, Texas for the South corner of the 12.825 Acre adjoining tract and the East corner of the herein described tract;

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THENCE S 43d 04' 25" W, with the approximate Survey Line between the Elizabeth Kuykendall Survey, A-60 and the Benjamin Eaton Survey, A-34 and with the common line with the Balke tract and generally with an existing fence, a distance of 738.25 ft. to a 1/2" iron rod found near a broken concrete monument for the East corner of the 0.556 Acre tract described in Deed to Sarah P. Sang recorded in File# 064470 O.R.A.C.T., for the South corner of the 24.825 Acre parent tract and the South corner of the herein described tract;

THENCE N 47d 00' 00" W, with the original Southwest line of the parent tract and with the common line with various small tracts recorded in File# 064470 O.R.A.C.T., Volume 47, Page 5 D.R.A.C.T., File# 141706 O.R.A.C.T. and File# 043942 O.R.A.C.T., a distance of 707.58 ft. to the **PLACE OF BEGINNING** and containing 12.000 Acres, of which 0.339 Acres are within the limits of Bleiblerville Road.

NOTES: Bearings shown hereon are based on the 24.825 Acre tract recorded in File# 134150 O.R.A.C.T.

Reference is hereby made to plat, of the subject tract, prepared this day.

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Glen S. Alexander

Glen S. Alexander
Registered Professional Land Surveyor, #4194



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