

**JAMES E. GARON
& ASSOCIATES, INC.**

PROFESSIONAL LAND SURVEYORS
& CIVIL ENGINEERS

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September 2, 2020

LEGAL DESCRIPTION: BEING A 128.823 ACRE TRACT OF LAND LYING IN AND BEING SITUATED OUT OF THE JOHN F. WEBBER SURVEY, ABSTRACT 26 AND THE MATHEW DUTY SURVEY, ABSTRACT 10 IN TRAVIS COUNTY, TEXAS AND BEING ALL OF THOSE CERTAIN THREE (3) TRACTS OF LAND CONVEYED TO THE TOM KOLLE FAMILY LIMITED BY INSTRUMENT #2005047391 REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; SAID 128.823 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN AUGUST, 2020:

BEGINNING at a 3/4" iron pipe found in the northeasterly right-of-way line of F.M. 969 for the southerly corner hereof and the Tom Kolle Family Limited Tract 2 (40.0 acres) and the westerly corner of that certain 1.412 acre tract of land conveyed to Thomas F. Veters by instrument #2008189929 of said real property records;

THENCE along said right-of-way line the following three (3) calls:

1. N 51°18'23" W a distance of 1463.45 feet to a concrete right-of-way monument (broken) found for angle point;
2. N 56°58'08" W a distance of 100.45 feet to a concrete right-of-way monument (broken) found at the common corner of the Tom Kolle Family Limited Tract 2 (40.0 acres) and Tract 1 (73.850 acres) for the beginning of a curve to the right;
3. a distance of 713.23 feet along the arc of said curve to the right having a radius of 1869.87 feet and a chord bearing N 44°52'58" W, a chord length of 708.92 feet to a 3/4" iron pipe found for the southwesterly corner of that certain 1.22 acre tract of land conveyed to Webberville Propane, LLC by deed recorded in Volume 11358, Page 321 of said real property records;

THENCE N 65°46'10" E a distance of 241.64 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set for the southeasterly corner of said Webberville Propane, LLC 1.22 acre tract;

THENCE N 24°01'12" W a distance of 455.73 feet to a 1/2" iron rod found for the northeasterly corner of that certain 1.59 acre tract of land conveyed to Webberville Propane, LLC by deed recorded in Volume 11358, Page 315 of said real property records and a corner of that certain tract of land conveyed to Justin L. Wagner by instrument #2019115473 of said real property records;

THENCE N 22°42'22" W a distance of 140.11 feet to a 1/2" iron rod found for the northeasterly corner of said Wagner tract and a corner for a remaining portion of that certain 17.538 acre tract of land conveyed to Weldon Ray Johnson by deed recorded in Volume 7983, Page 665 of said real property records;

THENCE N 25°18'34" W a distance of 141.74 feet to a 1/2" iron rod found for the southeasterly corner of that certain 2.572 acre tract of land conveyed to Allen B. Daniels by instrument #199083621 of said real property records;

THENCE N 24°19'58" W a distance of 334.40 feet to a 1/2" iron rod found for the northeasterly corner of said Daniels 2.572 acre tract;

THENCE N 67°01'15" E a distance of 16.79 feet to an 8" fence corner post found a corner of said Johnson 17.538 acre tract;

THENCE continuing with said Johnson 17.538 acre tract the following three (3) calls:

1. N 24°44'02" W a distance of 195.27 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set for angle point;
2. N 35°10'25" W a distance of 199.03 feet to a fence post found for corner;
3. S 67°33'17" W a distance of 255.46 feet to a 1/2" iron rod (disturbed) found for corner in the easterly right-of-way line of F.M. 969;

THENCE N 24°38'23" W a distance of 36.19 feet along F.M. 969 to a 1/2" iron rod found for the southwesterly corner of that certain 0.677 acre tract of land conveyed to Saul R. Benitez by instrument #2009210937 of said real property records and a corner of said Tom Kolle Family Limited Tract 1 (73.850 acres);

THENCE N 65°19'14" E a distance of 253.09 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set for the southeasterly corner of said Benitez 0.677 acre tract and the southwesterly corner the Tom Kolle Family Limited Tract 3 (15 acres);

THENCE N 24°30'20" W a distance of 115.45 feet to a 1/2" iron rod found for the northeasterly corner of said Benitez 0.677 acre tract and the southeasterly corner of that certain 1.437 acre tract of land conveyed to Elizabeth Ann Smith by deed recorded in Volume 7617, Page 510 of said real property records;

THENCE N 25°04'20" W a distance of 252.20 feet to a 1/2" iron rod found for the northeast corner of said Smith 1.437 acre tract, the northwest corner of said Tom Kolle Family Limited Tract 3 (15 acres) and a southerly corner of that certain 69.660 acre tract of land conveyed to Richard S. Foster by instrument #2014187307 of said real property records;

THENCE N 40°34'32" E a distance of 1763.79 feet to a fence corner post found in a line of that certain 953.542 acre tract of land conveyed to the City of Austin by deed recorded in Volume 10098, Page 617 of said real property records for the northerly corner of said Tom Kolle Family Limited Tract 3 (15 acres) and an easterly corner of said Foster 69.660 acre tract;

THENCE with the common line of said City of Austin 953.542 acre tract the following three (3) calls:

1. S 45°35'08" E a distance of 372.59 feet to a fence corner post found for the easterly corner of said Tom Kolle Family Limited Tract 3 (15 acres);
2. S 41°00'40" W a distance of 700.45 feet to a fence corner post found for the northerly corner of said Tom Kolle Family Limited Tract 1 (73.850 acres);
3. S 49°15'22" E a distance of 1912.46 feet to a 1/2" iron rod with cap stamped "Chapparal" found in the northwesterly line of that certain 104.068 acre tract of land conveyed to Kang Lee by instrument #2020107323 of said real property records for the southerly corner of said City of Austin 953.542 acre tract and the easterly corner of said Tom Kolle Family Limited Tract 1 (73.850 acres);

THENCE S 40°40'23" W a distance of 940.25 feet to a 1/2" iron rod with cap stamped "Pollock & Sons" found for an ell corner of said Lee 104.068 acre tract and the northerly corner of said Tom Kolle Family Limited Tract 2 (40.0 acres);

THENCE continuing with said Tom Kolle Family Limited Tract 2 (40.0 acres) and said Lee 104.068 acre tract, S 50°08'27" E a distance of 1496.41 feet to a 1/2" iron rod with cap stamped "Pollock & Sons" found for an ell corner of said Lee 104.068 acre tract and S 35°17'20" W a distance of 1103.31 feet to the **POINT OF BEGINNING**, containing 128.823 acres of land, more or less and as shown on map of survey prepared herewith.

Surveyed by:

James E. Garon
Registered Professional Land Surveyor
co\Travis\surveys\John F Webber A26\64220
LEGAL

