

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 7/29/2016	Grantor(s)/Mortgagor(s): MATTHEW JAMES HALLIBURTON, A SINGLE MAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GARDNER FINANCIAL SERVICES LTD, DBA LEGACY MUTUAL MORTGAGE, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: NewRez LLC d/b/a Shellpoint Mortgage Servicing
Recorded in: Volume: N/A Page: N/A Instrument No: 163159	Property County: AUSTIN
Mortgage Servicer: NewRez LLC, d/b/a Shellpoint Mortgage Servicing is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 75 Beattie Place, SUITE 300, GREENVILLE, SC 29601
Date of Sale: 2/3/2026	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: Austin County Courthouse, 1 East Main, Bellville, TX 77418 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: 1.52 ACRES OF LAND, MORE OR LESS, OUT OF THE JOHN P. BORDEN SURVEY IN AUSTIN COUNTY, TEXAS, DESCRIBED IN A DEED FROM LESTER H. RUTHSTROM AND WIFE, DOROTHA P. RUTHSTROM TO HENRY DIRBA, DATED SEPTEMBER 27, 1979, RECORDED IN VOLUME 420, PAGES 5-7, OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Kathleen Adkins, Reid Ruple, Evan Press, Michael Kolak, Crystal Koza, Cary Corenblum, Joshua Sanders, Amy Beaulieu, Amy Oian, Matthew Hansen, Jami Grady, Aleena Litton, Auction.com LLC, Megan Randle, Ebbe Murphy, Robert Randle, Robert Randle or Ebbe Murphy, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated: 12/3/2025

deyr

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for NewRez LLC, d/b/a Shellpoint Mortgage Servicing

Dated: 12/4/25
Printed Name: Megan L. Randle


Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075
<https://sales.mccarthyholthus.com/>

FILED

2025 DEC -4 PM 1:30

MH File Number: TX-17-33011-POS
Loan Type: FHA

Diane D. [Signature]
COUNTY CLERK
AUSTIN COUNTY, TEXAS

2025 - 0041

SECOND NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
CITY OF AUSTIN §

FILED
2026 JAN - 00 PM 1:15

AUSTIN COUNTY, TEXAS
CLERK'S OFFICE
JANUARY 15, 2026

WHEREAS, on February 24, 2023, **IAK Holdings, Inc** ("Borrower"), in the original principal amount of SEVEN HUNDRED THIRTY FIVE THOUSAND AND 00/100 DOLLARS (\$735,000.00), now payable to Stellar Bank by assignment, and bearing interest as stated therein (the "Note"), said Note and any and all other indebtedness, obligations and liabilities of any kind of the Grantors, or any Maker of the Note, to Beneficiary, now or hereafter existing, absolute or contingent, joint and/or several, secured or unsecured, due or not due, arising by operation of law or otherwise being secured by that certain **Deed of Trust and Security Agreement** dated February 24, 2023, executed by **IAK Holdings, Inc.**, as "Grantor" in favor of Ramon A. Vitulli, III, as Trustee, filed for record on March 3, 2023 in the Official Public Records of Austin County, Texas, under Instrument No. 231231 (the "Deed of Trust") covering and describing the "Premises", as such term is defined in the Deed of Trust; and being further secured by that certain **Security Agreement** dated June 4, 2021, executed by **IAK Holdings, Inc.**, as "Debtor" in favor of Stellar Bank whereby Borrower assigned, transferred and granted Stellar Bank a first lien security interest in and to certain Collateral (all as further described in the Security Agreement) to secure payment of the Note; and being further secured by that certain **UCC Financing Statement** filed on June 16, 2021 with the Texas Secretary of State under File No. 21-0025136595 and that

certain **UCC Financing Statement** filed on March 3, 2023 with the Texas Secretary of State under File No. 23-0009412546..

Reference is further made to that certain **Collateral Assignment of Rents and Leases** dated February 24, 2023, executed by **IAK Holdings, Inc.**, as "Assignor" covering and describing the Premises, and filed for record on March 3, 2023 in the Official Public Records of Austin County, Texas, under Instrument No. 231232, whereby Borrower assigned all of its rights, titles and interests in any and all leases and rents of the Premises to further secured payment of the indebtedness.

WHEREAS, default has occurred under the terms and provisions of the referenced Note and Deed of Trust and the same are now wholly due, and Stellar Bank, formerly known as Allegiance Bank (the "Mortgagee"), the owner and holder of the Note, has requested the undersigned to sell the Premises described below; and

WHEREAS, the above named Trustee and any previously appointed Substitute Trustee(s) was removed in accordance with the Deed of Trust and the Mortgagee designated and appointed **Ted L. Walker and Andrew W. Gray, 125 Main Street, PO Box 62, Jasper, Texas 75951**, as Substitute Trustee to enforce the Trust set forth in said Deed of Trust.

NOW, THEREFORE, pursuant to the authority conferred upon me by the Deed of Trust, I hereby give notice that the Premises and Collateral described below will be sold at public auction to the highest bidder for cash. The sale is scheduled to be held at the following date, time, and place:

Date: February 3, 2026

Time: 10:00 a.m. C.S.T and may occur no later than 1:00 p.m. C.S.T.

Place: The foyer of the Austin County Courthouse, 1 East Main Street, Bellville, Austin County, Texas 77418 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court or as designated by the County Commissioners Court PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS.

This conveyance will be made subject to any exceptions referenced in the Deed of Trust, if any, to the extent the same are still in effect and shall not cover any part of the Premises that has been released from the liens of the Deed of Trust. The Premises and Collateral that will be sold at the foreclosure sale is described as follows:

Premises: See Exhibit A attached hereto and incorporated herein by reference

ACTIVE MILITARY SERVICE NOTICE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY. To determine if you are entitled to and what protections may be afforded you under the Servicemembers Civil Relief Act, you may call the toll-free telephone numbers for Military One Source: From the United States: 1-800-342-9647. From outside the United States (where available): 1-800-342-6477. International collect: 484-530-5747.

THE SALE OF THE PREMISES AND COLLATERAL IS "AS-IS" AND "WHERE-IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING

EXPRESSLY DISCLAIMED. THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, CAPACITY, A DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PREMISES AND COLLATERAL, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

SUBSTITUTE TRUSTEE RESERVES THE RIGHT TO DETERMINE INCREMENTS IN WHICH BIDS WILL BE ACCEPTED AND TO ANNOUNCE SAME AT THE SALE.

Dated: January 7, 2026

/s/ Ted L. Walker

Ted L. Walker, Substitute Trustee
PO Box 62
Jasper, Texas 75951
Phone (409) 384-8899
Facsimile (409) 384-9899
Email twalker@walker-firm.com

R:\ALLEGIANCE BANK\ASTELLAR BANK\63-31 IAK Holdings LLC\Foreclosure\February 2026\2026-01-06 NotSubTRSale.AustinCoLoanA.wpd

2026-0001

EXHIBIT A

PREMISES:

BEING A TRACT OR PARCEL OF LAND CONTAINING 0.3178 ACRE OF LAND OUT OF LOT 29 OR THE SOUTH END ADDITION TO THE TOWN OF SEALY, TEXAS, A SUBDIVISION OF RECORD IN VOLUME 35, PAGE 244 OF AUSTIN COUNTY DEED RECORDS (A.C.D.R.) AUSTIN COUNTY, TEXAS, BEING THAT SAME CALLED 0.318 ACRE TRACT OF RECORD IN VOLUME 749, PAGE 277, (A.C.D.R.) SAID 0.3178 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH ALL BEARINGS REFERENCED TO SAID 0.318 ACRE TRACT:

BEGINNING AT A:5Z8 INCH IRON ROD SET FOR THE COMMON NORTHWEST CORNER TO SAID LOT \$9. SAID 0.3178 ACRE TRACT, THE HEREIN DESCRIBED TRACT, THE SOUTHWEST CORNER TO THAT CERTAIN CALLED 0.404 ACRE TRACT OF RECORD UNDER AUSTIN COUNTY- CLERK'S FILE NUMBER (A.C.C.F.) 051706, THE SOUTHWEST CORNER TO LOT 30 OF SAID SOUTH END ADDITION, IN THE EAST RIGHT-OF-WAY LINE OF MEYERS STREET (STATE HIGHWAY 36);

THENCE NORTH 79 DEGREES 02 MINUTES 45 SECONDS EAST, A DISTANCE OF 150.10 FEET TO A 6/8 IRON ROD FOUND FOR THE COMMON NORTHEAST CORNER OF SAID 0.3173 ACRE TRACT, LOT 29, THE HEREIN DESCRIBED TRACT, THE SOUTHEAST CORNER TO SAID 0.404 ACRE TRACT, SAID LOT 30, THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 0.258 ACRE TRACT OF RECORD UNDER A.C.C.F. NUMBER 79-1865, THE SOUTHWEST CORNER TO LOT 44 OF SAID SOUTH END ADDITION AND THE NORTHWEST CORNER TO THAT CERTAIN CALLED 0.171 ACRE TRACT OF RECORD UNDER A.C.C.F. NUMBER '048055 AND LOT 40 OF BAID SOUTH END ADDITION

THENCE SOUTH 10 DEGREES 55 MINUTES 52 SECONDS EAST, ALONG THE COMMON EAST LINE OF SAID LOT 29 AND THE WEST LINE OF SAID LOT 46, A DISTANCE OF 9223 FEET TO A 578 IRON ROD FOUND FOR THE COMMON SOUTHEAST CORNER TO SAID 0.318 ACRE TRACT. HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN TRACT (TRACT TWO) OF RECORD UNDER A.C.C.F. NUMBER 987491, IN THE WEST LINE OF THAT CERTAIN TRACT OF RECORD UNDER A.C.C.F. NUMBER 0224330;

THENCE SOUTH 79 DEGREES 02 MINUTES 45 SECONDS WEST, A DISTANCE 150.10 FEET TO A POINT FOR THE COMMON SOUTHWEST CORNER TO SAID 0.3178 ACRE TRACT. THE HEREIN DESCRIBED TRACT, THE NORTHWEST CORNER TO SAID TRACT TWO, IN THE EAST RIGHT-OF-WAY LINE OF THAT AFOREMENTIONED MEYER STREET; FROM WHICH A 5/8 IRON ROD FOUND BEARING SOUTH 47 DEGREES 18 MINUTES 21 SECONDS WEST, A DISTANCE OF 0.50 FEET;

THENCE NORTH 10 DEGREES 55 MINUTES AND 52 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 9223 FEET TO THE POINT OF BEGINNING AND

2024-0001

CONTAINING 03178 ACRE(13,843 SQUARE FEET) OF LAND, MORE OR LESS; together with all buildings and other improvements thereon and hereafter placed thereon, and all fixtures, materials, equipment, apparatus, furniture, furnishings and other property, real and personal, now or hereafter installed or used on the above-described property or the improvements thereon, including, but not limited to, all heating, lighting, refrigeration, plumbing, ventilating, incinerating, water-heating, cooking and air-conditioning equipment, fixtures and appurtenances, window screens, window shades, Venetian blinds, awnings, drapes, rugs, and other floor coverings and shrubbery and other chattels and personal property used or furnished in connection with the operation, use and enjoyment of the above-described property and the improvements thereon, and all renewals, replacements and substitutions thereof and additions thereto, all of which said property and fixtures shall be deemed to be a part of and affixed to the above described real property; all rents, revenues, income and profits arising from any part of the above-described property and the use thereof, including all rents, revenues, bonus money, royalties, rights and benefits accruing to Grantors under all present and future oil, gas and mineral leases on any part of the above-described property; all rights, title and interest of Grantors in and to any utility capacities and wastewater reservations relating to any part of the above-described property; all rights, title and interest of Grantors in and to any and all Wastewater Capacity Reservations of any kind or character, if any, covering the Land or Improvements, issued or which may be issued by any governmental agencies having jurisdictions thereof, and all other rights relating to sewage treatment capacity, water capacity and utilities servicing the Land or Improvements (said rights described in this subparagraph being collectively sometimes called "Utilities Rights") and all rights, title and interest of Grantors in and to any permits, licenses, franchises, certificates, and other rights and privileges obtained in connection with said real property; and all the estate, right, title and interest of every nature whatsoever of the Grantors in and to all of the foregoing and every part and parcel thereof and insofar as such Premises consists of equipment, inventory, fixtures, chattel paper, documents, instruments, accounts, contract rights, consumer goods, farm products, money, general intangibles, goods and any and all other personal property of any kind or character defined in and subject to the provisions of the Texas Uniform Commercial Code.

COLLATERAL:

Accounts, Chattel Paper, Inventory, Furniture, Fixtures, Equipment, Instruments including Promissory Notes, Investment Property Documents, Deposit accounts, Debtor's claim for interference with contract against, Letter-of-Credit rights, General Intangibles, including payment intangibles and Supporting Obligations.

2024-0001

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 17th day of July, 2023, BI Holdings, LLC (the "Grantor"), executed a Deed of Trust conveying to John P. Bolen, Trustee, the Property hereinafter described, to secure Texas Funding Corporation in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Austin County, Texas; and

WHEREAS, Texas Funding Corporation is the owner and holder of the Note secured by the Deed of Trust and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell the Property to satisfy said indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 3rd day of February, 2026, between the hours of 1:00 P.M. and 4:00 P.M., I will sell the Property to the highest bidder for cash, at the front steps of the Austin County Courthouse, where the Commissioners Court has designated such sales to take place. The building is located at 1 East Main Street, Bellville, Texas 77418.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Grantor to warrant title to the property under the terms of the Deed of Trust, conveyance of the property shall be made "AS IS" "WHERE IS" without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the property.

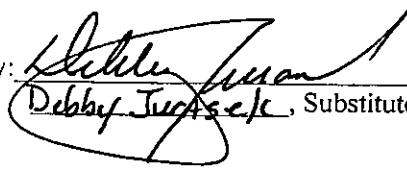
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the send of this notice immediately.

Said Property is described as follows:

1. SEE ATTACHED EXHIBIT "A".
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 12th day of January, 2026.

Address of Substitute Trustee:
Foreclosure Services, LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

By: 
Debbie Tuck, Substitute Trustee

Return to:
Texas Funding Corporation
P.O. Box 19562
Houston, TX 77224

FILED

2026 JAN 12 PM 1:12


Diane D. Dugan
COUNTY CLERK
AUSTIN COUNTY, TEXAS

2026-0002

Exhibit "A"

METES AND BOUNDS

DESCRIPTION

OF

19.168 ACRES

IN THE

JAMES TYLEE SURVEY, ABSTRACT 304

AUSTIN COUNTY, TEXAS

BEING all that certain tract or parcel of land containing 19.168 acres of land, more or less, in the James Tylee Survey, Abstract 304, Austin County, Texas, same being all that certain called 19.181 acre parcel as described by instrument recorded in Volume 355, Page 629 of the Deed Records of Austin County, Texas, same being more particularly described by instrument recorded in Volume 650, Page 9 of the Official Records of Austin County, Texas, said 19.168 acre tract being more particularly described by metes and bounds, as follows, to wit:

COMMENCING FOR REFERENCE at a 1/2 inch iron rod found for corner, same being in the northwesterly line of that certain called 22.174 acre parcel as described by instrument recorded in Clerk's File No. 160886 of the Official Records of Austin County, Texas, same being the most southerly corner of that certain called 5.233 acre parcel as described by instrument recorded in Clerk's File No. 176231 of the Official Records of Austin County, Texas, and more particularly described by instrument recorded in Volume 458, Page 317 of the Deed Records of Austin County, Texas, and same being a southeasterly exterior corner in the southeasterly right-of-way of Bernard Road (right-of-way varies);

THENCE, departing said southeasterly right-of-way line of said Bernard Road and with said common line, North 44 degrees 08 minutes 32 seconds East, a distance of 256.67 feet (called North 44 degrees 08 minutes 32 seconds East, 256.67 feet) (Basis of Bearings) to a 5/8 inch iron rod found for corner, same being in the southeasterly line of said called 5.233 acre parcel, same being the most westerly corner of that certain called 19.181 acre parcel as described by instrument recorded in Clerk's File No. 176231 of the Official Records of Austin County, Texas, same being more particularly described by instrument recorded in Volume 355, Page 629 of the Deed Records of Austin County, Texas, and same being the most northerly corner of said called 22.174 acre parcel;

THENCE, with said common line, North 44 degrees 20 minutes 32 seconds East, a distance of 470.97 feet (called North 44 degrees 20 minutes 32 seconds East, 470.97 feet) to a 1/2 inch iron rod found for corner, same being the most northerly northeast corner of said called 5.233 acre parcel, same being in the southwesterly line of that certain called 0.378 acre parcel as described by instrument recorded in Clerk's File No. 176231 of the Official Records of Austin County, Texas, and more particularly described by instrument recorded in Volume 370, Page 411 of the Deed Records of Austin County, Texas, and same being a northerly exterior corner of said called 19.181 acre parcel;

THENCE, with said common line, South 48 degrees 07 minutes 49 seconds East, a distance of 99.54 feet (called South 48 degrees 07 minutes 49 seconds East, 99.54 feet) to a 1 inch iron bar found for corner, same being the most southerly southeast corner of said called 0.378 acre parcel, and same being a northerly interior corner of said called 19.181 acre parcel;

4 Continued
5 Page 1 of 2

19 N. Miller Bellville, Texas 77418



1-979-865-8111 1-800-427-8783

T.B.P.L.S. Firm Reg./Lic. No. 10076700

2026-0002

4b. Page 2 of 2
4b. Metes and Bounds Description of 19.168 acres in the
4b. James Tyree Survey, Abstract 304, Austin County, Texas

THENCE, with said common line, North 43 degrees 35 minutes 53 seconds East, a distance of 20.52 feet (called North 43 degrees 57 minutes 12 seconds East, 20.00 feet) to a 1/2 inch iron rod found for corner, same being the most easterly southeast corner of said called 0.378 acre parcel, same being in a northwesterly line of said called 19.181 acre parcel, and same being the most southerly corner of that certain called 18.36 acre parcel as described by instrument recorded in Clerk's File No. 094845 of the Official Records of Austin County, Texas;

THENCE, with said common line, North 41 degrees 57 minutes 44 seconds East, a distance of 210.73 feet (called North 43 degrees 57 minutes 12 seconds East) to a 1/2 inch iron rod found for corner, same being in the southeasterly line of said called 18.36 acre parcel, and same being the POINT OF BEGINNING and most westerly corner of the tract herein described;

THENCE, with said common line, North 42 degrees 12 minutes 15 seconds East, a distance of 553.79 feet (called North 43 degrees 57 minutes 12 seconds East, 554.11 feet) to a 5/8 inch iron rod found for corner, same being a southeasterly interior corner of said called 18.36 acre parcel, and same being a northwesterly exterior corner of the tract herein described;

THENCE, continuing with said common line, North 44 degrees 41 minutes 23 seconds East, a distance of 341.07 feet (called North 46 degrees 24 minutes 35 seconds East, 341.45 feet) to a 1/2 inch iron rod found for corner, same being a southerly interior corner of said called 18.36 acre parcel, and same being the most northerly corner of the tract herein described;

THENCE, continuing with said common line, South 46 degrees 57 minutes 56 seconds East (called South 45 degrees 09 minutes 17 seconds East), pass at a distance of 305.73 feet (called 305.86 feet) a 1/2 inch iron rod found for corner, same being a northeasterly exterior corner of said called 18.36 acre parcel, same being a northwesterly exterior corner of that certain called 20.516 acre parcel as described by instrument recorded in Clerk's File No. 170909 of the Official Records of Austin County, Texas, in all a distance of 826.56 feet (called 827.12 feet) to a 1/2 inch iron rod found for corner, same being a westerly interior corner of said called 20.516 acre parcel, and same being the most easterly corner of the tract herein described;

THENCE, continuing with said common line, South 42 degrees 26 minutes 47 seconds West, a distance of 967.73 feet (called South 44 degrees 14 minutes 15 seconds West, 968.12 feet) to the POINT OF BEGINNING of the tract herein described and containing 19.168 acres of land, more or less. For Reference Refer to Boundary Survey Plat, Prepared by A-Survey, Inc., May 21, 2018.

PROJECT NO. 18181A
MAY 21, 2018

COMPILED BY:



19 N. Miller Bellville, Texas 77418

1-979-865-8111 1-800-427-8783

T.B.P.L.S. Firm Reg./Lit. No. 10076700

2026-0002