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Firm No. 10033400

Tract 2

All that certain tract or parcel containing 17.97 acres of land known as Tract 2 out of Commercial Reserve in Block 1 of Merito Plaza, a subdivision in Austin County, Texas according to the map or plat thereof filed for record in Volume 2, Page 96 of the Austin County Plat Records, (A.C.P.R.), said Tract 2 being more particularly described by metes and bounds as follows:

COMMENCING at a concrete monument (found) at the Northeast end of a cut-back corner marking the intersection of the Southeast right-of-way line of State Highway 159, (120.00 feet in width), with the Northeast right-of-way line of Raccoon Bend Highway, (85.00 feet in width), same point marking the Northerly-Northwest corner of said Commercial Reserve;

THENCE N 63°30'34" E, a distance of 471.42 feet along the Southeast right-of-way line of said State Highway 159 and the Northwest line of said Commercial Reserve to a 5/8" iron rod with EIC cap (set) marking the Northwest corner and POINT OF BEGINNING of the herein described Tract 2;

THENCE continuing N 63°30'34" E, a distance of 1,447.34 feet along the Southeast right-of-way line of said State Highway 159 and the Northwest line of said Commercial Reserve to a 1/2" iron rod (found) the Northeast corner of said Commercial Reserve, the Northwest corner of that certain call 18.389 acre tract of land as described in Volume 489, Page 924 of the Austin County Deed Records, (A.C.D.R.), and the Northeast corner of the herein described Tract 2;

THENCE S 45°22'03" E, a distance of 571.57 feet along the common line of said Commercial Reserve and said 18.389 acre tract of land to a 5/8" iron rod with EIC cap (found) marking the Northeast corner of that certain call 65.6733 acre tract of land as described in a deed filed for record under Austin County Clerk's File No. 135228 (O.R.A.C.), the Southeast corner of said Commercial Reserve and the Southeast corner of the herein described Tract 2;

THENCE S 63°30'34" W, a distance of 1,447.34 feet along the common line of said Commercial Reserve and said 65.6733 acre tract of land to a 5/8" iron rod with EIC cap (set) marking the Southwest corner of the herein described Tract 2;

THENCE N 45°22'03" W, a distance of 571.57 feet to the POINT OF BEGINNING and containing 17.97 acres of land.

Surveyed on the ground May 27th, 2026.

Job No. 26-174-05. (see corresponding plat)

The basis of bearing is N 63°30'34" E, along the Southeast right-of-way line of State Highway 159 per record plat.

