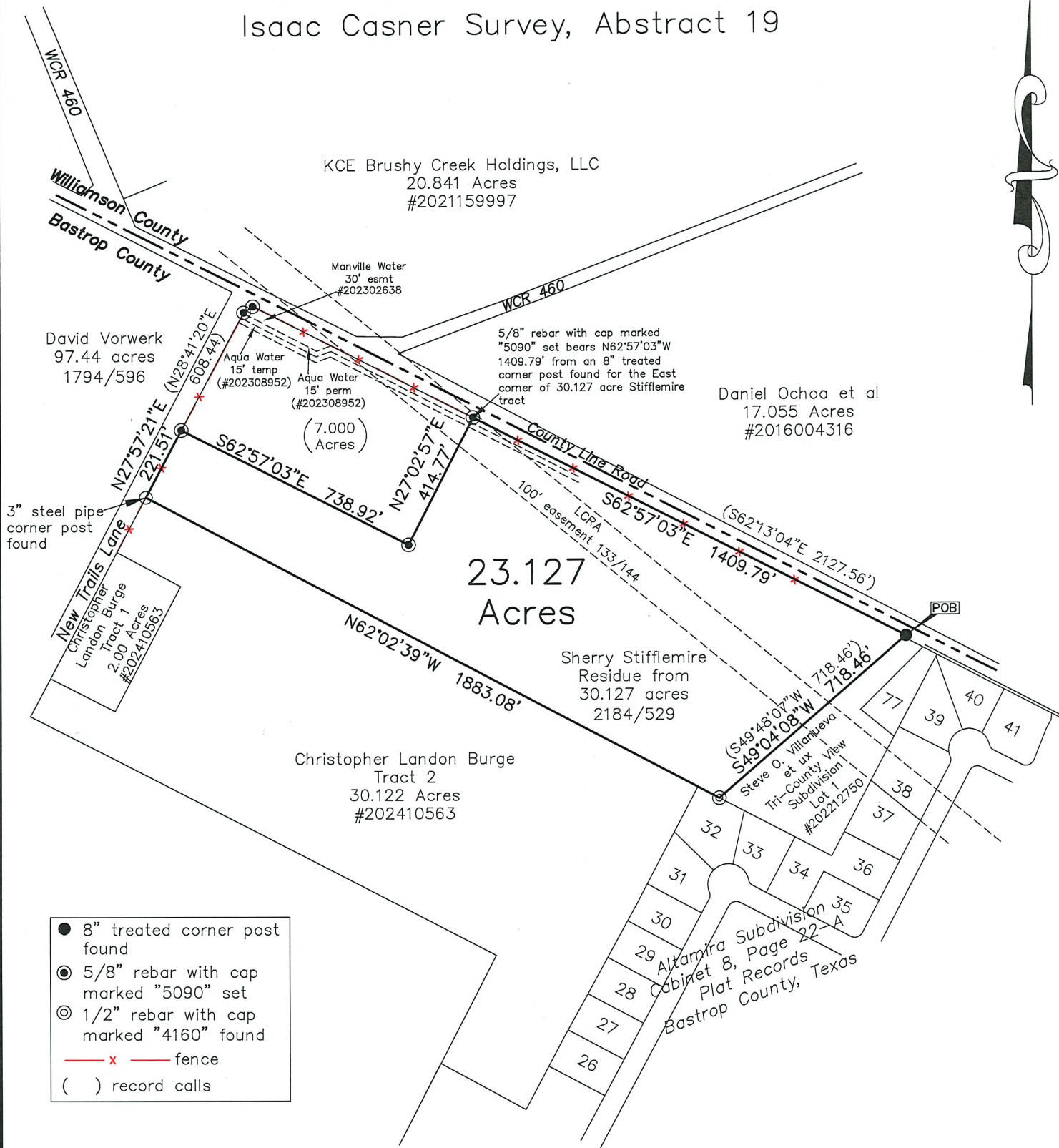


Bastrop County, Texas

Isaac Casner Survey, Abstract 19



Survey Notes:

- 1) Bearings are Grid NAD 83, Texas Coordinate System, Central Zone.
- 2) Reference is hereby made to a description attached hereto and made a part hereof for further descriptive purposes.
- 3) No attempt has been made to locate any improvements, easements, or rights of way not shown hereon. Underground utilities may exist that are not shown hereon.
- 4) Property lines may be subject to meandering fences, the actual details of which are unable to be shown at the scale of this plat.
- 5) All improvements are not shown.
- 6) Property may be subject to rights of ingress and egress in 79/608 and 1853/665.
- 7) Property may be subject to easements recorded in 2085/577 and 2197/243.

Survey plat showing a 23.127 acre tract of land, a part of the Isaac Casner Survey, Abstract 19, Bastrop County, Texas, being part of a 30.127 acre tract described in a deed to Sherry Stifflemire and recorded in volume 2184, page 529 of the Official Public Records of Bastrop County, Texas.



I hereby certify that this plat is an accurate representation of an on the ground survey completed under my supervision in January 2025 and that this Survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1B Condition 4 Standard Land Survey.

Sharon P. Becker

Sharon P. Becker
Professional Land Surveyor
Number 5090

Weiser Becker Surveyors, P. C. FN:10015700
P. O. Box 706 Giddings, Texas 78942 979-542-4444

By: kb Date: 1-31-25 Scale: 1" = 400' Book: 744
Rev: File # 9241-2 WO # 9241

CLB

STATE OF TEXAS

COUNTY OF BASTROP

LAND DESCRIPTION

Being **23.127 acres** of land, a part of the Isaac Casner Survey, Abstract 19, Bastrop County, Texas, being part of a 30.127 acre tract described in a deed to Sherry Stifflemire and recorded in volume 2184, page 529 of the Official Public Records of Bastrop County, Texas. Said 23.127 acre tract being more particularly described as follows:

BEGINNING at an 8 inch treated corner post found in the Southwest margin of County Line Road, for the North corner of Lot 1, Tri-County View Subdivision, described in a deed to Steve O. Villanueva and recorded in Doc. #202212750, the East corner of said 30.127 acre Stifflemire tract, and the East corner hereof;

THENCE with the Northwest line of said Villanueva Lot 1, the Southeast line of said 30.127 acre Stifflemire tract, **South 49 deg. 04 min. 08 sec. West 718.46 feet** to a ½ inch rebar with cap marked "4160" found in a Northeast line of the Altamira Subdivision, recorded in Cabinet 8, Page 22-A, of the Plat Records of Bastrop County, Texas, for the West corner of said Villanueva Lot 1, the South corner of said 30.127 acre Stifflemire tract, and the South corner hereof;

THENCE with a Northeast line of said Altamira Subdivision, the Southwest line of said 30.127 acre Stifflemire tract, **North 62 deg. 02 min. 39 sec. West** at 69.82 feet pass a point for the East corner of a 30.122 acre Tract 2 described in a deed to Christopher Landon Burge and recorded in Doc. #202410563, a North corner of said Altamira Subdivision, and continuing for a total distance of **1883.08 feet** to a 3 inch steel pipe corner post found in the Southeast margin of New Trails Lane, for the North corner of said 30.122 acre Burge tract, the West corner of said 30.127 acre Stifflemire tract, and the West corner hereof;

THENCE with the Southeast margin of New Trails Lane, the Northwest line of said 30.127 acre Stifflemire tract, **North 27 deg. 57 min. 21 sec. East 221.51 feet** to a 5/8 inch rebar with cap marked "5090" set for the West corner of a 7.000 acre tract this day surveyed, and the Westerly North corner hereof;

THENCE across said 30.127 acre Stifflemire tract, with the Southwest line of said 7.000 acre tract this day surveyed, **South 62 deg. 57 min. 03 sec. East 738.92 feet** to a 5/8 inch rebar with cap marked "5090" set for the South corner of said 7.000 acre tract this day surveyed, and an interior corner hereof;

THENCE continuing across said 30.127 acre Stifflemire tract, with the Southeast line of said 7.000 acre tract this day surveyed, **North 27 deg. 02 min. 57 sec. East 414.77 feet** to a 5/8 inch rebar with cap marked "5090" set in the Southwest margin of County Line Road, the Northeast line of said 30.127 acre Stifflemire tract, for the East corner of said 7.000 acre tract this day surveyed, and the Easterly North corner hereof;

THENCE with the Southwest margin of County Line Road, the Northeast line of said 30.127 acre Stifflemire tract, **South 62 deg. 57 min. 03 sec. East 1409.79 feet** to the **PLACE OF BEGINNING** and containing **23.127 acres** of land.

Bearings are Grid NAD 83, Texas Coordinate System, Central Zone. Reference is hereby made to a plat attached hereto and made a part hereof for further descriptive purposes.

I hereby certify that this plat is an accurate representation of an on the ground survey completed under my supervision in January 2025 and that this Survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1B Condition 4 Standard Land Survey.



Sharon P. Becker
Professional Land Surveyor
Number 5090
Date of signature: 1-31-25

Weiser Becker Surveyors, P.C.

FN 10015700

979-542-4444