

NOTES:

- 1) BASIS OF BEARING IS WGS 84.
- 2) ALL IRON PINS SET ARE $\frac{1}{2}$ " REBAR WITH PINK PLASTIC CAP STAMPED "RKB 5409".
- 3) IRON PINS FOUND AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 4) THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY REFERRED TO IN TITLE COMMITMENT WITH GF# 1829305-BAS, WITH AN EFFECTIVE DATE OF JULY 16, 2018.
- 5) EASEMENT RECORDED IN VOL. 85, PG. 592 AND VOL. 140, PG. 105 ARE BLANKET EASEMENTS AND MAY AFFECT SUBJECT PROPERTY.
- 6) EASEMENT RECORDED IN VOL. 194, PG. 666 IS A BLANKET EASEMENT AND MAY AFFECT SUBJECT PROPERTY.
- 7) DIVIDING LINES MENTIONED IN VOL. 228, PG. 286 ARE IN UNKNOWN LOCATION, THEREFORE EASEMENT MAY AFFECT SUBJECT PROPERTY.
- 8) EASEMENT RECORDED IN VOL. 227, PG. 818 IS A BLANKET EASEMENT AND MAY AFFECT SUBJECT PROPERTY.

LEGEND

	TELEPHONE PEDESTAL
	POWER POLE
	LIGHT POST
	WATER METER
	PROPANE TANK
	GUY WIRE
	OVERHEAD ELECTRIC
	WIRE FENCE
	WOOD FENCE
	CHAIN LINK FENCE

P. H. JONES
3 AC.
VOL. 656, PG. 33

4.826 AC.

C. M. RAMIREZ
4.897 AC.
VOL. 2171, PG. 537

E. J. BAKER
14.5 AC.
VOL. 206, PG. 244

O. G. OSORIO
5.646 AC.
DOC. 201516172

SURVEY OF A 4.826 ACRE TRACT OF LAND SITUATED IN BASTROP COUNTY, TEXAS, OUT OF THE J. M. BANGS, ABSTRACT 5, BEING THE SAME TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 462, PAGE 750 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS.

509 W. ST. HWY 21

AS Ace Surveying, Inc.

P. O. BOX 597
DEVINE, TEXAS 78016
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830-665-5796 FAX
acesurveying@sbcglobal.net
FIRM #10160700

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STATE OF TEXAS:
COUNTY OF MEDINA:

I, RHONDA K. BUTLER, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY MEN WORKING UNDER MY SUPERVISION.

Rhonda K. Butler

RHONDA K. BUTLER
REGISTERED PROFESSIONAL LAND SURVEYOR #5409

SURVEYED: JULY 26, 2018
FILE NO: GT_CLASSEN_4.286 AC.



Ace Surveying, Inc.

RHONDA K. BUTLER
REGISTERED PROFESSIONAL
LAND SURVEYOR #5409
FIRM #10160700

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**4.826 ACRES
BASTROP COUNTY, TEXAS**

A field note description of a 4.826 acre tract of land situated in Bastrop County, Texas out of the J. M. Bangs Survey, Abstract 5, being the same tract of land described in deed recorded in Volume 462, Page 750 of the Deed Records of Bastrop County, Texas and being more particularly described as follows: (Note: Basis of bearing is WGS 84, NAD 83, Texas State Plane, South Central Zone 4204)

Beginning at an iron pin found for the northeast corner of the herein described tract and the northwest corner of a 4.897 acre tract described in deed recorded in Volume 2171, Page 537 of the Deed Records of Bastrop County, Texas, in the south right-of-way line of State Highway 21;

Thence S 01°26'16" E, 779.59 feet along the east line of the herein described tract and the west line of said 4.897 acre tract to an iron pin found for the southeast corner of the herein described tract and the southwest corner of said 4.897 acre tract, in the north line of a 5.646 acre tract of land described in deed recorded in Document 201516172 of the Deed Records of Bastrop County, Texas ;

Thence S 88° 35'53" W, 300.11 feet along the south line of the herein described tract and the north line of said 5.646 acre tract to an iron pin found for the southwest corner of the herein described tract and the northwest corner of said 5.646 acre tract, in the east line of a 14.5 acre tract of land described in deed recorded in Volume 206, Page 244 of the Deed Records of Bastrop County, Texas;

Thence N 03°28'29" W, 104.75 feet along the west line of the herein described tract to a tree for an angle point of the herein described tract and the northwest corner of said 14.5 acre tract and the southwest corner of a 3 acre tract of land described in deed recorded in Volume 656, Page 33 of the Deed Records of Bastrop County, Texas;

Thence along the west line of the herein described tract and the east line of said 3 acre tract the following 2 calls:

- 1) N 00°24'38" W, 132.20 feet to a tree for an angle point;
- 2) N 01°25'39" W, 376.39 feet to an iron pin found for the northwest corner of the herein described tract and the northeast corner of said 3 acre tract in the south right-of-way line of aforesaid State Highway 21;

Thence N 59°47'03" E, 343.87 feet along the north line of the herein described tract and the south right-of-way line of said State Highway 21 to the place of beginning and containing 4.826 acres of land according to a survey made on the ground on July 26, 2018 by Ace Surveying, Inc.

Rhonda K. Butler
Registered Professional
Land Surveyor #5409
File: GT_Classen
Corresponding Drawing Prepared

