

STATE OF TEXAS

COUNTY OF BASTROP

**TRACT 5
LAND DESCRIPTION**

Being **84.530 acres** of land, a part of the Charles Kesler Survey, Abstract 218, the R. H. Grimes Survey, Abstract 173, and the Calvin Gage Survey, Abstract 174, Bastrop County, Texas, being a part of an 80-1/2 acre First Tract and a 100 acre Second Tract described in a deed to Alton O. Patschke and recorded in volume 179, page 512 of the Deed Records of Bastrop County, Texas, and part of a 41 acre tract described in a deed to Alton O. Patschke and wife, Marie E. Patschke and recorded in volume 912, page 380 of the Deed Records of Bastrop County, Texas. Said 84.530 acre tract being more particularly described as follows:

BEGINNING at a 1/2 inch rebar with cap marked "875" found in the Northeast line of the R. H. Grimes Survey, Abstract 173, the Southwest line of said Gage Survey, the Northeast line of a 50.58 acre tract described in a deed to Karl Allen Thiele, et al and recorded in volume 2198, page 738, the Southerly Southwest line of a 441.929 acre tract described in a deed to Russell Trust and recorded in Doc # 201504094, for the South corner of said 100 acre Patschke Second Tract, and the South corner hereof;

THENCE with the Northeast line of said Grimes Survey, the Southwest line of said Gage Survey, the Northeast line of said 50.58 acre Thiele tract, the Northeast line of a 100 acre Tract One described in a deed to Donald Vlasek and recorded in volume 1012, page 72, the Southwest line of said 100 acre Patschke Second Tract, **North 22 deg. 30 min. 43 sec. West – 1762.83 feet** to a 1/2 inch rebar found for an interior corner of said Grimes Survey, the West corner of said Gage Survey, the Southeast corner of a 98.572 acre tract described in a deed to Raymond A. Pearson and recorded in volume 282, page 417, the Southwest corner of a 20.370 acre tract described in a deed to Norma C. Chalmers, et vir and recorded in volume 1437, page 786, the Northeast corner of said 100 acre Vlasek Tract One, the Southwest corner of said 41 acre Patschke tract, the West corner of said 100 acre Patschke Second Tract, and the Southerly West corner hereof;

THENCE with the Southeast line of said Grimes Survey, the Northwest line of said Gage Survey, the Southeast line of said 20.370 acre Chalmers tract, the Northwest line of said 100 acre Patschke Second Tract, **North 67 deg. 23 min. 49 sec. East – 413.72 feet** to a 5/8 inch rebar found for the Southeast corner of said 20.370 acre Chalmers tract, the Southwest corner of said 41 acre Patschke residual tract, and an interior corner hereof;

THENCE with the East line of said 20.370 acre Chalmers tract, the West line of said 41 acre Patschke residual tract, **North 04 deg. 38 min. 28 sec. East – 1700.98 feet** to a point within the margins of Friendship Road, in the South line of said Kesler Survey, the North line of said Grimes Survey, the South line of a 120.355 acre Tract 1 described in a deed to the Marcia Erickson Management Trust and recorded in Doc #201500519, for the Northeast corner of said 20.370 acre Chalmers tract, the Northwest corner of said 41 acre Patschke residual tract, and the Northwest corner hereof; said point bears North 04 deg. 38 min. 28 sec. East – 10.78 feet from a 5/8 inch rebar with cap marked "5090" set in the South margin of Friendship Road, for reference hereof;

THENCE within the margins of Friendship Road, with the South line of said 120.355 acre Erickson tract, the North line of said 41 acre Patschke residual tract,

North 86 deg. 30 min. 46 sec. East – 462.46 feet to a point for an interior corner of said Kesler Survey, the Northeast corner of said Grimes Survey, the Northeast corner of said 41 acre Patschke residual tract, the Northwest corner of said 80-1/2 acre Patschke First Tract, and an angle point hereof; said point bears North 03 deg. 14 min. 59 sec. West – 40.99 feet from a 3 inch steel pipe post found in the South margin of Friendship Road, for reference hereof;

THENCE continuing within the margins of Friendship Road, with the Southeast line of said 120.355 acre Erickson tract, across said 80-1/2 acre Patschke First Tract, **North 72 deg. 50 min. 53 sec. East – 191.88 feet** to a point for the Northwest corner of a 68.000 acre Tract 4 this day surveyed, and the Northeast corner hereof; said point bears North 07 deg. 27 min. 19 sec. West – 28.00 feet from a 5/8 inch rebar with cap marked “4428” set in the Southeast margin of Friendship Road, for reference hereof;

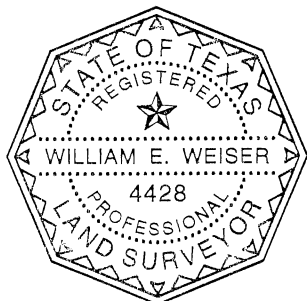
THENCE continuing across said 80-1/2 acre Patschke First Tract, with the West line of said 68.000 acre Tract 4 this day surveyed, **South 07 deg. 27 min. 19 sec. East- 1390.70 feet** to a 5/8 inch rebar with cap marked “4428” set in the Northeast line of said Gage Survey, the Southeast line of said Kesler Survey, the Northeast line of said 100 acre Patschke Second Tract, the Southeast line of said 80-1/2 acre Patschke First Tract, for an angle point of said 68.000 acre Tract 4 this day surveyed, and an angle point hereof;

THENCE across said 100 acre Patschke Second Tract, with the Southwest line of said 68.000 acre Tract 4 this day surveyed, **South 18 deg. 33 min. 54 sec. East – 1752.84 feet** to a 5/8 inch rebar with cap marked “4428” set in the Northwest line of said 441.929 acre Russell tract, the Southeast line of said 100 acre Patschke Second Tract, for the South corner of said 68.000 acre Tract 4 this day surveyed, and the East corner hereof;

THENCE with the Northwest line of said 441.929 acre Russell tract, the Southeast line of said 100 acre Patschke Second Tract, **South 66 deg. 46 min. 21 sec. West – 1336.42 feet** to the **PLACE OF BEGINNING** and containing **84.530 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 description is an accurate representation of an on the ground survey completed under my supervision in November, 2018 and that this survey substantially conforms to the current Texas Society of Professional Land Surveyors Standards and Specifications for a Category 1B, Condition IV Survey.

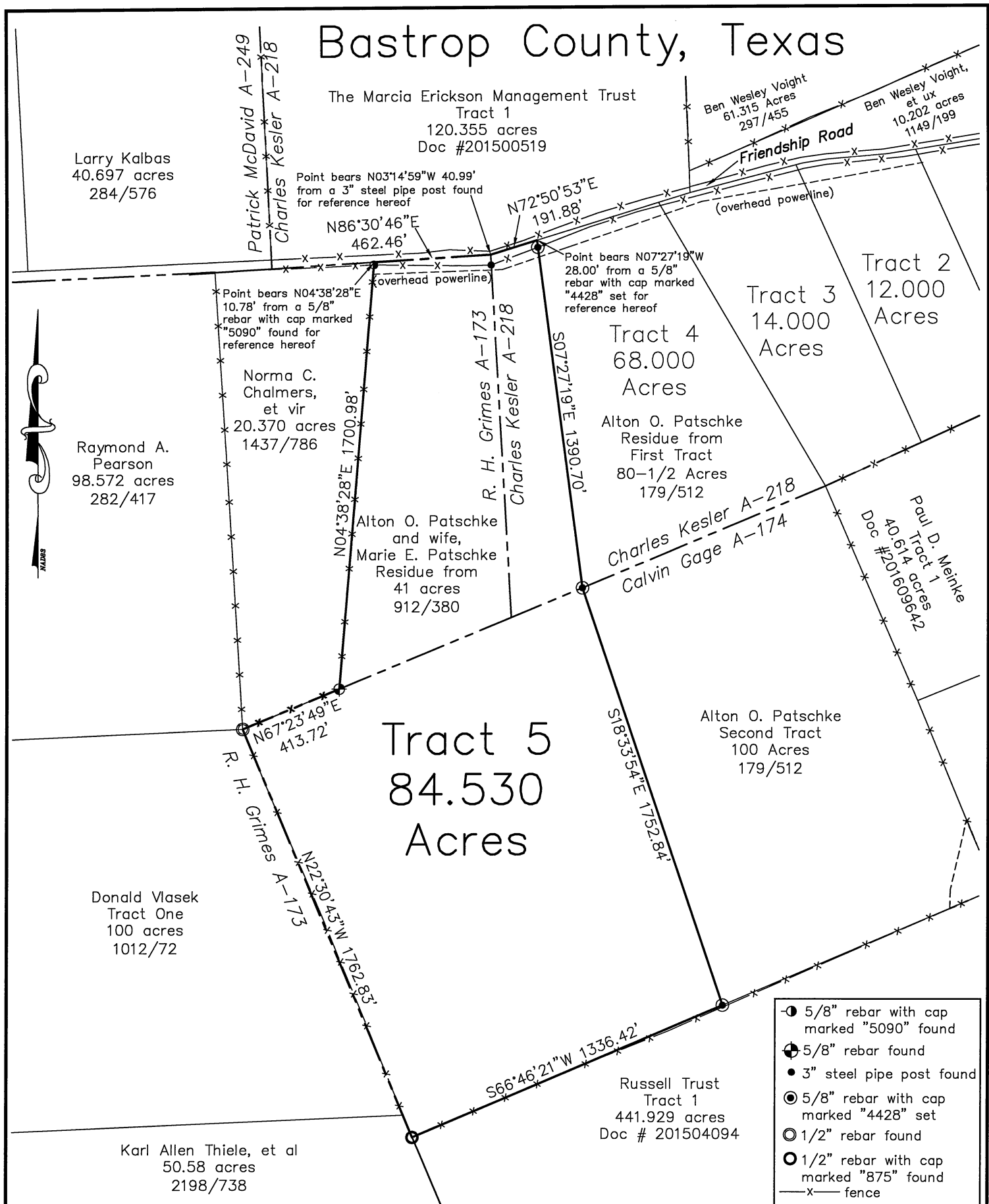


A handwritten signature in black ink, appearing to read "William E. Weiser", written over a horizontal line.

William E. Weiser
Professional Land Surveyor
Number 4428
Date of signature: 11-20-18

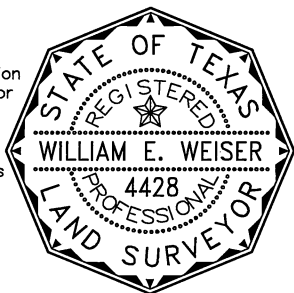
Weiser Becker Surveyors, P.C. 979-542-4444 FN 10015700

Bastrop County, Texas



Survey plat showing an 84.530 acre tract of land, a part of the Charles Kesler Survey, Abstract 218, the R. H. Grimes Survey, Abstract 173, and the Calvin Gage Survey, Abstract 174, Bastrop County, Texas, being a part of an 80-1/2 acre First Tract and a 100 acre Second Tract described in a deed to Alton O. Patschke and recorded in volume 179, page 512 of the Deed Records of Bastrop County, Texas, and part of a 41 acre tract described in a deed to Alton O. Patschke and wife, Marie E. Patschke and recorded in volume 912, page 380 of the Deed Records of Bastrop County, Texas.

- 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.



I hereby certify that this plat is an accurate representation of an on the ground survey completed under my supervision in November 2018 and that this Survey substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Condition IV Survey.

William E. Weiser
William E. Weiser
Professional Land Surveyor
Number 4428

Weiser Becker Surveyors, P. C., FN:10015700	By: kb	Date: 11-20-18	Scale: 1" = 500'	Book: 622
198 N. Manse Giddings, Texas 78942 979-542-4444	Rev:	File # 7277-5	WO # 7277	