

LEGEND

- IRON ROD FOUND
- X— POWER POLE
- E— WIRE FENCE
- E— OVERHEAD ELECTRICAL LINE
- (XXX) RECORD DATA

BALCH ROAD

(46.96')
(S 58°14'52" E)

POINT OF BEGINNING

46.79' E E.O.P.

(COUNTY ROAD 68)

200

0

200

400

ORIGINAL SCALE: 1" = 200'

Reviewed this survey and am aware of all discrepancies, conflicts, or encroachments in boundary lines or any encroachments of nature or any overlapping of improvements.

Date: _____
CATHY JEAN ROBERTS
(14,537 AC.)
(2013/306)

NOTE:
THE 0.533 ACRE IS SUBJECT TO A 15' WATER LINE EASEMENT CENTERED ON THE PIPE LINE AS INSTALLED TO AQUA WATER SUPPLY CORP (1286/239)
THE 0.533 ACRE IS SUBJECT TO TELECOMMUNICATION AND/OR DISTRIBUTION EASEMENT TO SOUTHWESTERN BELL TELEPHONE (492/272) DESCRIPTION TOO VAGUE TO LOCATE

FLOOD NOTE:
THE SUBJECT PROPERTY IS LOCATED IN ZONE X AND ZONE A AND IS PARTIALLY WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (F.I.R.M.) PANEL NO. 48021C 075 E DATED JAN. 19, 2006.
WARNING: THIS NOTE IS FOR INFORMATIONAL PURPOSES ONLY. DOES NOT INDICATE WHETHER OR NOT THE SUBJECT PROPERTY DOES OR DOES NOT FLOOD AND IS NOT TO BE CONSIDERED AS ANY TYPE OF DEVELOPMENT AUTHORIZATION OR FLOOD TYPE STUDY. FURTHER, THE FLOOD HAZARD AREA DEPICTED HEREON IS BASED UPON HORIZONTAL SCALING SAME FROM THE REFERENCED F.I.R.M. PANEL. THE SURVEYOR MAKES NO CERTIFICATION OF THE ACCURACY OF SAID PANEL OR THE INFORMATION DERIVED THEREFROM.

TO THE OWNERS, LIENHOLDERS, STEWARD TITLE GUARANTY COMPANY AND INDEPENDENT TITLE COMPANY:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT AM ON THE GROUND SURVEY WAS THIS DAY MADE OF THE PROPERTY AS DESCRIBED HEREON AND IS CORRECT, WITH DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE AS SHOWN HEREON. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH AND CERTIFIES TO THE AFFECT OF THE EASEMENTS SHOWN ON SCHEDULE B OF TITLE COMMITMENT G.F. NO. 1838447-ELG

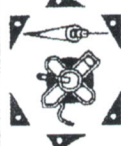
C. Richard Ralph

10/12/2016

REGISTERED PROFESSIONAL LAND SURVEYOR

DATE

PROFESSIONAL LAND SURVEYORS



116 TAHITIAN DRIVE
BASTROP, TEXAS 78602
PH: (512) 303-0952
PROFLANDSUR@aol.com



FLORENCIO LEIJA
(5,283 AC.)
(N 58°21'04" W)
(2015/1951)

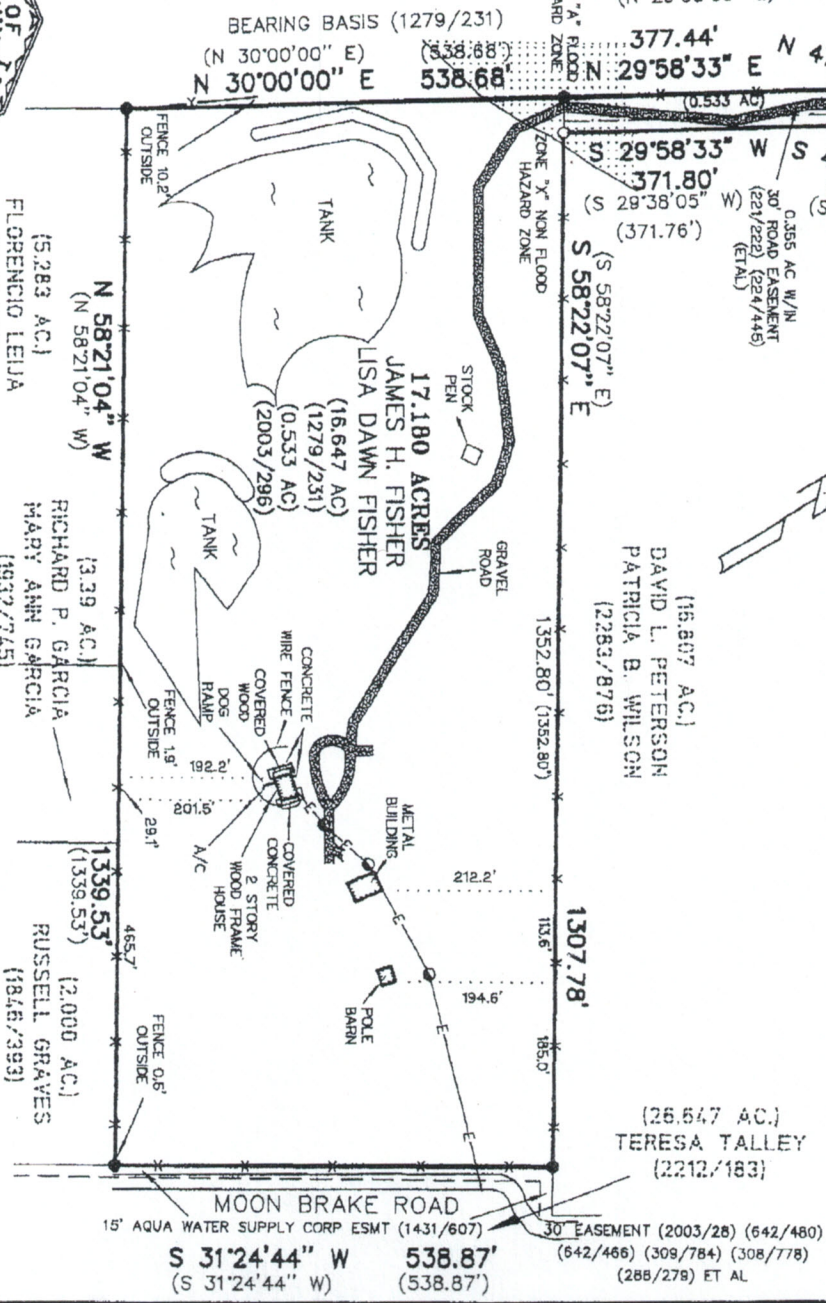
RICHARD P. GARCIA
MARY ANN GARCIA
(1932/7745)

JILL OZIAS

REFERENCE

PROJECT:
17,180 ACRES OF LAND OUT OF THE BENJAMIN OSBORNE SURVEY, ABSTRACT 54, BASTROP COUNTY, TEXAS
—METES AND BOUNDS DESCRIPTION PREPARED HEREWITH—
DRAWN: PMH DATE: 10/12/2016 PROJECT NO: 0218285.1
CHECKED: CRR REVISED:
FIELD BOOK: 50/61 152/12

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MOON BRAKE ROAD
15' AQUA WATER SUPPLY CORP ESMT (1431/607)
S 31°24'44" W 538.87'
(S 31°24'44" W) (538.87')

(26,547 AC.)
TERESA TALLEY
(2212/183)

(15,607 AC.)
DAVID L. PETERSON
PATRICIA B. WILSON
(2283/876)

17,180 ACRES
JAMES H. FISHER
LISA DAWN FISHER
(16,647 AC.)
(1279/231)
(0.533 AC.)
(2003/296)

**PROFESSIONAL
LAND SURVEYORS**

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METES AND BOUNDS DESCRIPTION

17.180 ACRES OF LAND OUT OF THE BENJAMIN OSBORNE SURVEY, ABSTRACT 54, BASTROP COUNTY, TEXAS, COMPRISED OF THAT TRACT CONVEYED AS 16.647 ACRES TO JAMES H. FISHER AND LISA DAWN FISHER PER VOLUME 1279, PAGE 231, OFFICIAL RECORDS OF BASTROP COUNTY, AND THAT TRACT CONVEYED AS 0.533 ACRES TO JAMES H. FISHER AND LISA DAWN FISHER PER VOLUME 2003, PAGE 296 OF SAID OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS FROM SURVEY DURING OCTOBER, 2016:

BEGINNING at an iron rod found for the northwest corner hereof and of said 0.533 acre, the west corner at the north termination of a 30' Road Easement per Volume 221, Page 222, Volume 224, Page 445, et al, Deed and Official Records of Bastrop County, and an ell corner along the south line of Balch Road (County Road 68);

THENCE the following four (4) courses:

- 1) S 58°23'54" E, pass at 31.19 feet the east corner at the north termination of said Easement, in all 46.79 feet along the south line of said Balch Road to an iron rod found for the common north corner of said 0.533 acre and that tract conveyed as 16.807 acres to David L. Peterson and Patricia B. Wilson per Volume 2283, Page 878 of said Official Records;
- 2) S 47°30'17" W, 143.98 feet along the common line of said 0.533 acre and said 16.807 acres to an iron rod set;
- 3) S 29°58'33" W, 371.80 feet to an iron rod set for the common south corner of said 0.533 acre and said 16.807 acres and a point on the north line of said 16.647 acres, S 5822'07" E, 45.02 feet from an iron rod found for the northwest corner of said 16.647 acres and southwest corner of said 0.533 acre;

THENCE S 58°22'07" E, 1307.78 feet along the common line hereof and of said 16.647 acres to an iron rod found for the northeast corner hereof and an ell corner along the fenced west line of Moon Brake Road, a 30' Road Easement per Volume 2003, Page 28, Volume 642, Page 480, Volume 642, Page 466, Volume 309, Page 784, Volume 308, Page 778, Volume 288, Page 279, Et al of said Deed and Official Records, same being the west line of that tract conveyed as 26.647 acres to Teresa Talley per Volume 2212, Page 183 of said Official Records;

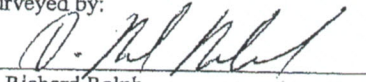
THENCE S 31°24'44" W, 538.87 feet along the east line of said 16.647 acres and the west line of said Moon Brake Road and said 26.647 acres to an iron rod found for the southeast corner hereof and common east corner of said 16.647 acres and that tract conveyed as 2.000 acres to Russell Graves per Volume 1846, Page 393 of said Official Records;

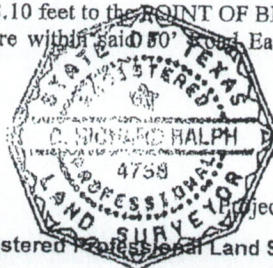
THENCE N 58°21'04" W, 1339.53 feet along the common line of said 16.647 acres and of said 2.000 acres, the north line of that tract conveyed as 3.39 acres to Richard P. Garcia and Mary Ann Garcia per Volume 1932, Page 745 of said Official Records and the north line of that tract conveyed as 5.283 acres to Florencio Leija per Volume 2015, Page 195 of said Official Records to an iron rod found for the southwest corner hereof, the common west corner of said 16.467 acres and said 5.283 acres and a point on the east line of that tract conveyed as 14.537 acres to Cathy Jean Roberts per Volume 2013, Page 306 of said Official Records;

THENCE the following three (3) courses along the common line hereof and said 14.537 acres:

- 1) N 30°00'00" E, (bearing basis for this survey per said Volume 1279, Page 231) 538.68 feet to an iron rod found for the common west corner of said 16.647 acres and said 0.533 acre and the west corner at the south termination of said Easement;
- 2) N 29°58'33" E, 377.44 feet along the common line of said 0.533 acre and said 14.537 acres, same being the west line of said easement to an iron rod found;
- 3) N 47°30'17" E, pass at 126.31 feet the northeast corner of said 14.537 acres and an ell corner along the south line of said Balch Road, in all 138.10 feet to the POINT OF BEGINNING, containing 17.180 acres of land, more or less, including 0.355 acre within said 30' Road Easement and shown on the survey map prepared to accompany herewith.

Surveyed by:


C. Richard Ralph
Registered Professional Land Surveyor No. 4758



October 12, 2016

Project No. 0218285.1 - 50/61;152/12