

ELIAS MCCOLLUM SURVEY
ABSTRACT NO. 244



SCALE: 1" = 500'

- LEGEND**
- IRF - STEEL ROD FOUND
 - IRS - 1/2" REBAR SET WITH "POLLOK & SONS" CAP
 - CP - CORNER POST
 - DDMM/SS" DIST. - FIELD (DDMM/SS" DIST.) - RECORD
 - x - BARBED WIRE FENCE
 - CO - POWER/UTILITY POLE
 - W - WATER WELL/WATER METER (AS NOTED)
 - S - SEPTIC TANK
 - O - CHAIN LINK FENCE
 - || - WOOD PRIVACY FENCE

GRASSVILLE
CEMETERY ASSOCIATION
VOL. 0, PG. 196

(N50°27'00"E)
(51.15')
N49°13'47"E
60.75'
CHURCH ROAD
NOT TO SCALE
(S89°25'00"E) (1765.24')
N87°30'24"E 1757.36'

233.93'
N01°54'51"W N03°02'51"W
(289.70') (592.00')
(N01°16'00"E) (N00°08'00"E)
GRASSVILLE ROAD
NOT TO SCALE

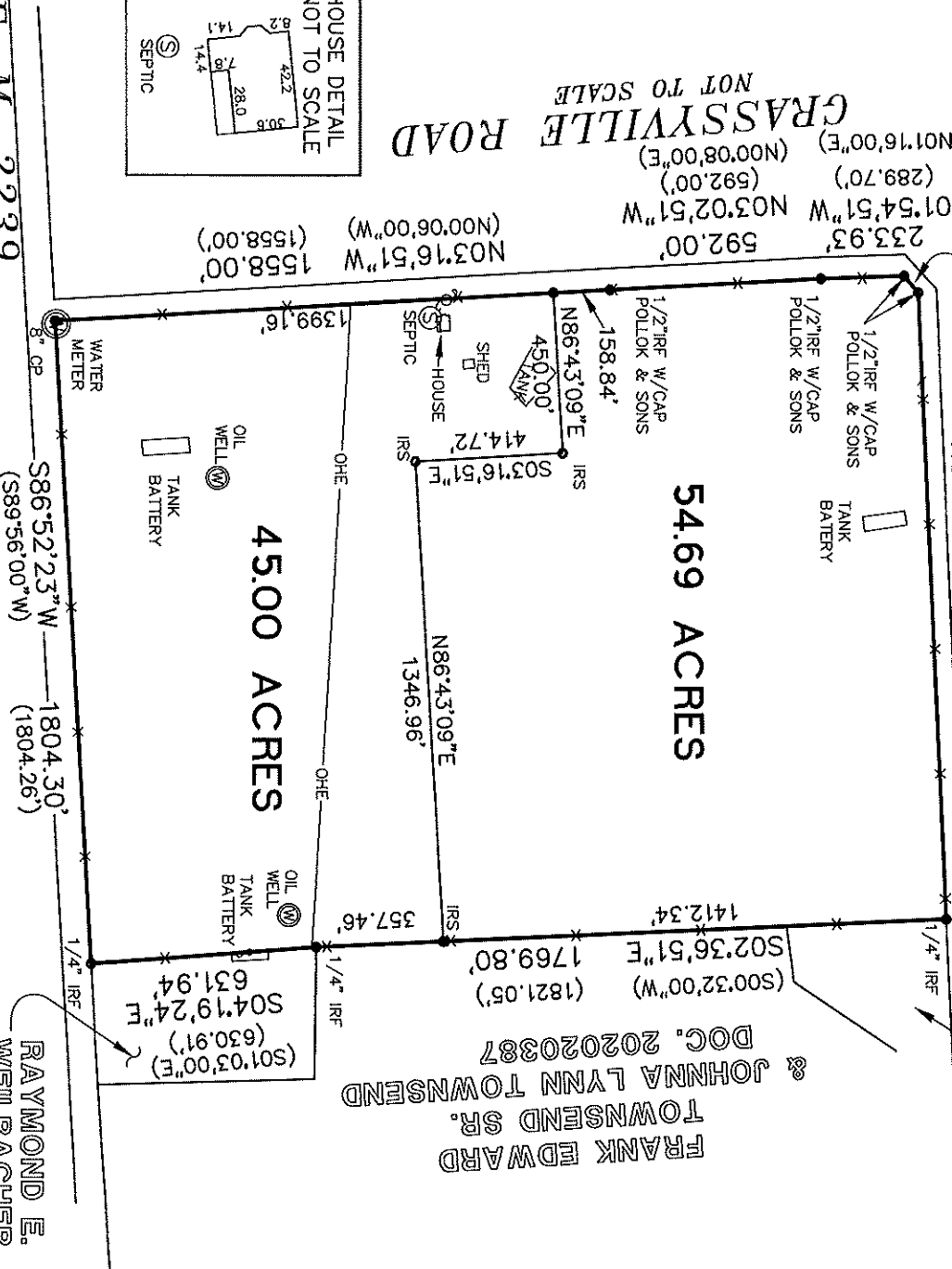
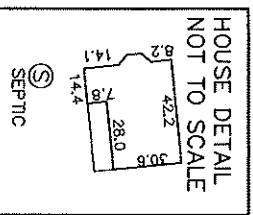
FRANK EDWARD
TOWNSEND SR.
& JOHNNA LYNN TOWNSEND
DOC. 202020387

54.69 ACRES

45.00 ACRES

F.M. 2239
NOT TO SCALE

RAYMOND E.
WELBACHER
VOL. 2288, PG. 789



SURVEY PLAT AND PARTITION OF 99.69 ACRES OF LAND OUT OF THE ELIAS MCCOLLUM SURVEY, ABSTRACT NO. 244 BASTROP COUNTY, TEXAS AND BEING THE LAND DESCRIBED IN A CONVEYANCE TO COLTON HAAS, ET UX IN THE DEED OF RECORD IN DOCUMENT 202107417 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.

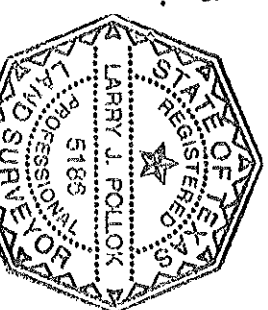
SURVEYOR NOTES:

- 1.) A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
- 2.) RECORDS WERE NOT RESEARCHED FOR EASEMENTS ON THIS TRACT OF LAND.
- 3.) THE BASIS OF THE BEARING SYSTEM IS NAD83 TEXAS CENTRAL.
- 4.) THIS PLAT WAS PREPARED FOR COTTON HAAS. NO LICENSE HAS BEEN CREATED, EXPRESSED, OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
- 5.) THIS SURVEY IS ONLY VALID WITH THE SURVEYOR'S ORIGINAL SIGNATURE IN GREEN INK. THE SURVEYOR ASSUMES NO LIABILITY FOR THIS SURVEY WITHOUT AN ORIGINAL SEAL AND SIGNATURE.



POLLOK & SONS
SURVEYING, INC.
FIRM NO. 10052700
FLORESVILLE, TEXAS
(830) 393-4770

STATE OF TEXAS
COUNTY OF BASTROP



I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND BY PEOPLE WORKING UNDER MY DIRECT SUPERVISION

THIS 27TH DAY OF OCTOBER 2022 A.D.

LARRY J. POLLOK

R.P.L.S. NO. 5186

REFERENCE: DOC. # 202107417 - DEED

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JOB NO. 22-0649

STATE OF TEXAS
COUNTY OF BASTROP

FIELD NOTES FOR 45.00 ACRES OF LAND

BEING 45.00 ACRES OF LAND OUT OF THE ELIAS MCCOLLUM SURVEY, ABSTRACT NO. 244 BASTROP COUNTY, TEXAS AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO COLTON HAAS, ET UX IN THE DEED OF RECORD IN DOCUMENT 202107417 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 8" corner post at the intersection of the northerly right-of-way of FM highway 2239 and the easterly right-of-way of Grassville Road for the southwesterly corner of the Haas land and of this tract;

THENCE North 03° 16' 51" West, with said Grassville Road right-of-way, a distance of 1399.16 feet to a set ½" rebar with a "Pollok & Sons" cap for the southwesterly corner of a 56.79 acre tract also surveyed this day and the northwesterly corner of this tract;

THENCE into the across the Haas land and with the common line of said 56.79 acre tract as follows:

North 86° 43' 09" East, a distance of 450.00 feet to a set ½" rebar with a "Pollok & Sons" cap; South 03° 16' 51" East, a distance of 414.72 feet to a set ½" rebar with a "Pollok & Sons" cap; North 86° 43' 09" East, a distance of 1346.95 feet to a set ½" rebar with a "Pollok & Sons" cap on the westerly line of the Frank Edward Townsend Sr, et al land as described in Document 202020387 of the Official Public Records of Bastrop County, Texas for the southeasterly corner of said 56.79 acre tract and the northeasterly corner of this tract;

THENCE South 02° 36' 55" East, with the common line of said Townsend land, a distance of 357.46 feet to a found ¼" pin for the northwesterly corner of the Raymond E. Weilbacher land as described in Volume 2288, Page 789 of the Official Public Records of Bastrop County, Texas and an angel point of the Haas land and of this tract;

THENCE South 04° 19' 24" East, with the common line of said Weilbacher land, a distance of 631.94 feet to a found ¼" pin on the aforementioned northerly right-of-way of FM 2239 for the southwesterly corner of said Weilbacher land and the southeasterly corner of the Haas land and of this tract;

THENCE South 86° 52' 23" West, with said right-of-way, a distance of 1804.30 feet to the **POINT OF BEGINNING** and containing 45.00 acres of land as shown on a plat that accompanies this description.

The bearing system is based on NAD83, Texas Central.

POLLOK & SONS SURVEYING, INC.

Firm No. 10052700



Larry J. Pollok, RPLS #5186

October 27, 2022

Refer. 22-0649

