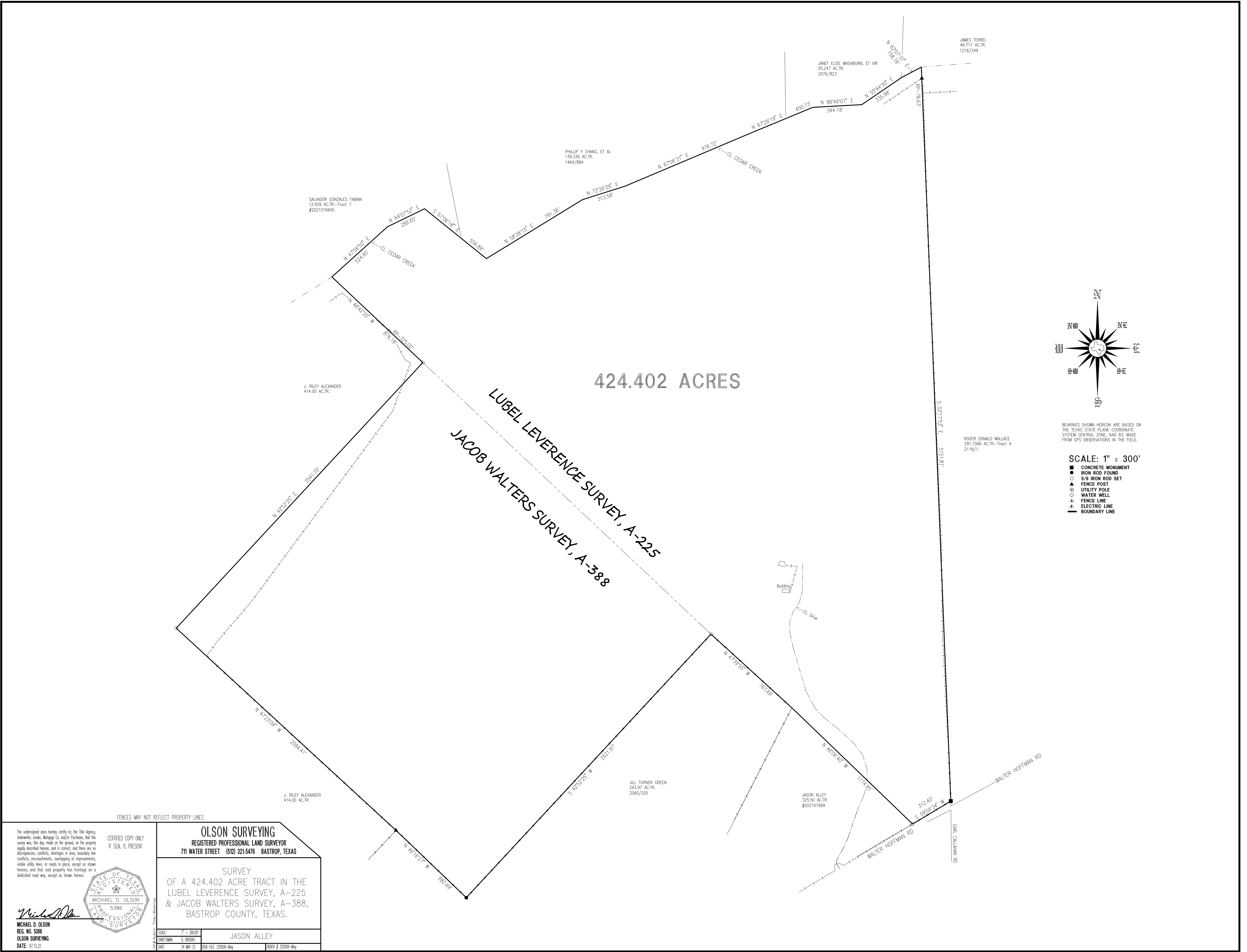
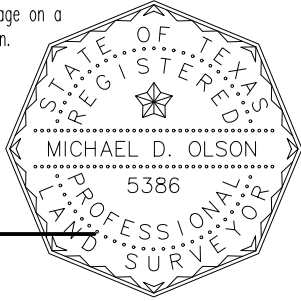




The undersigned does hereby certify to the Title Agency, Underwriter, Lender, Mortgage Co. and/or Purchaser, that this survey was, this day, made on the ground, on the property legally described herein, and is correct, and there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and that said property has frontage on a dedicated road way, except as shown hereon.

MICHAEL D. OLSON
REG. NO. 5386
OLSON SURVEYING
DATE: 07.15.22



By Austin Title-Bastrop

OLSON SURVEYING
REGISTERED PROFESSIONAL LAND SURVEYOR
711 WATER STREET (512) 321-5476 BASTROP, TEXAS

SURVEY
OF A 424.402 ACRE TRACT IN THE
LUBEL LEVERENCE SURVEY, A-225
& JACOB WALTERS SURVEY, A-388,
BASTROP COUNTY, TEXAS.

SCALE: 1" = 300.00'	JASON ALLEY	
DRAWN BY: D. BROOKS		
DATE: 24 MAY 22	CHK-FILE: 220509-Alley	ORDER #: 220509-Alley

OLSON SURVEYING, Inc.
711 Water Street
Bastrop, Texas 78602
Phone (512)321-5476 Fax (512)303-5476
olsonsurvey@sbcglobal.net

FIELD NOTES FOR A 424.402 ACRES TRACT IN THE LUBEL LEVERENCE SURVEY AND JACOB WALTERS SURVEY, BASTROP COUNTY, TEXAS.

BEING a 424.402 acre tract or parcel of land out of the Lubel Leverence Survey, A-225 in Bastrop County, Texas, and a part of that certain 756.08 acre tract described in a deed to RED Partners, Ltd and RED Partners Management, LLC, dated February 24, 2021, recorded in Document No. 202103316, Bastrop County Official Public Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a concrete monument found at the intersection of the northwest line of Walter Hoffman Road with the west line of a 291.156 acre tract, called Tract 4, in a deed to Roger Donald Wallace, recorded in Volume 2118, Page 1, Bastrop County Official Public Records and upper east line of the 756.08 acre tract for the most east of southeast corner of this tract.

THENCE with the north or northwest line of Walter Hoffman Road, S 59 deg. 04 min. 34 sec. W, 312.40 feet to a 5/8 inch iron rod set on the northeast line of that certain 325.50 acre tract described in a deed to Jason Alley, recorded in Document No. 202107999 Bastrop County Official Public Records and Jacob Walters Survey, the southwest line of the Lubel Leverence Survey, for an angle.

THENCE with said line, N 46 deg. 06 min. 40 sec. W, 1174.95 feet to a 1/2 inch iron rod found, at a fence corner post, the north corner of the Alley 325.50 acre tract and east corner of that certain 243.97 acre tract described in a deed to Jill Turner Green, recorded in Volume 2060, Page 205, for an angle.

THENCE continuing with said survey line, N 47 deg. 39 min. 55 sec. W, 767.69 feet to a 5/8 inch iron rod set, at a fence corner post, the north corner of the Green 243.97 acre tract for an interior corner of this tract and the 756.08 acre tract.

THENCE with the common line of the 756.08 acre tract and Green 243.97 acre tract, S 42 deg. 52 min. 25 sec. W, 2521.97 feet to a 5/8 inch iron rod set at a fence corner post, an angle corner of the Green 243.97 acre tract, an exterior corner of the 756.08 acre tract for the most western corner of this tract.

THENCE continuing with the common line of the 756.08 acre tract and Green 243.97 acre tract, N 46 deg. 16 min. 27 sec. W, 682.69 feet to a fence corner post found, the most western north corner of the Green 243.97 acre tract, the most southern east corner of the J. Riley Alexander 414.00 acre tract, for an angle.

THENCE with the common line of the 756.08 acre tract and Alexander 414.00 acre tract, N 47 deg. 23 min. 09 sec. W, 2094.41 feet to a 5/8 inch iron rod set, an interior corner of the Alexander 414.00 acre tract, for the west corner of the 756.08 acre tract and this tract.

THENCE continuing with the common line of the 756.08 acre tract and the Alexander 414.00 acre tract, N 42 deg. 52 min. 25 sec. E, 2541.70 feet to a 5/8 inch iron rod set on the before mentioned survey line, for an interior corner of said tract.

THENCE with said survey line, N 46 deg. 42 min. 20 sec. W at 325.00 feet pass a 5/8 inch iron rod set for reference, in all 876.18 feet to a point in the centerline of Cedar Creek, the common corner of the 756.08 acre tract and Alexander 414.00 acre tract, for the most northern west corner of this tract.

THENCE with the centerline of Cedar Creek, leaving said survey line, N 47 deg. 56 min. 50 sec. E, 524.95 feet to a point for an angle; N 64 deg. 07 min. 52 sec. E, 289.65 feet to a point for an angle; S 51 deg. 06 min. 18 sec. E 556.89 feet to a point for an angle; N 58 deg. 28 min. 15 sec. E, 791.36 feet to a point for an angle; N 72 deg. 26 min. 29 sec. E, 313.35 feet to a point for an angle; N 67 deg. 06 min. 31 sec. E, 976.72 feet to a point for an angle; N 67 deg. 29 min. 19 sec. E, 450.73 feet to a point for an angle; N 86 deg. 49 min. 01 sec. E, 344.18 feet to a point for an angle, N 55 deg. 44 min. 30 sec. E, 335.98 feet to a point for an angle and N 62 deg. 07 min. 40 sec. E, 158.16 feet to a point for the north or northeast corner of the 756.08 acre tract and this tract, the northwest corner of the Wallace 291.1566 acre tract.

THENCE with the common line of the 756.08 acre tract and Wallace 291.1566 acre tract, S 02 deg. 17 min. 53 sec. E, at 78.63 feet pass a 2 inch steel post, for reference, in all 5151.81 feet to the POINT OF BEGINNING, containing 424.402 acres of land.



Michael D. Olson
Reg. Pro. Land Surveyor 5386
Order#220509-Alley



Date Created: 07.20.22

STATE OF TEXAS
COUNTY OF BASTROP

FIELD NOTES FOR 325.20 ACRES OF LAND

BEING 325.20 ACRES OF LAND OUT OF THE JACOB WALTER SURVEY, ABSTRACT NO. 338, BASTROP COUNTY, TEXAS AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO THE ROBERT E. DUFF DESCENDANTS TRUST IN THE DEED OF RECORD IN DOCUMENT 201914108 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 2" pipe corner post on the southerly right-of-way of Earl Callahan Road for the northwesterly corner of the White Management Trust as described in Volume 1961, Page 776 of the Official Public Records of Bastrop County, Texas and the northeasterly corner of the Robert E. Duff Descendants Trust and of this tract;

THENCE South 27° 36' 11" West, with the common line of said White Management Trust land, a distance of 5033.63 feet to a set ½" rebar with a "Pollok & Sons" cap for an interior corner of said White Management Trust land and the southeasterly corner of the Robert E. Duff Descendants Trust land and of this tract;

THENCE North 47° 31' 55" West, continuing with the common line of said White Management Trust land and of the Jerry D. Ingram, et al land as described in Volume 154, Page 573 of the Deed of Trust Records of Bastrop County, Texas, in all a distance of 2878.81 feet to a 2" pipe corner post for a corner of the Jill Tuener Green land as described in Volume 2060, Page 205 of the Official Public Records of Bastrop County, Texas and the southwesterly corner of the Robert E. Duff Descendants Trust land and of this tract;

THENCE North 27° 08' 09" East, with the common line of said Green land and partially across the Walter Hoffman Road right-of-way, in all a distance of 5097.17 feet to a corner post for the northeasterly corner of said Green land, an interior corner of the Robert E. Duff Descendants Trust land, and the northwesterly corner of this tract;

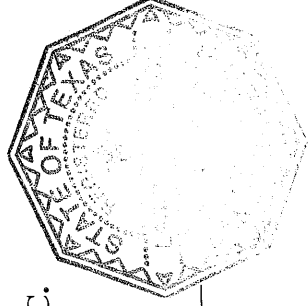
THENCE South 46° 06' 08" East, into and across the Robert E. Duff Descendants Trust land and crossing the right-of-way of the aforementioned Walter Hoffman Road, in all a distance of 1571.43 feet to a set ½" rebar with a "Pollok & Sons" cap on the aforementioned southerly right-of-way of Earl Callahan Road for an angle point;

THENCE South 47° 03' 15" East, with said Earl Callahan Road right-of-way, a distance of 1364.36 feet to the **POINT OF BEGINNING** and containing 325.20 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

March 24, 2021

Refer. 21-0155

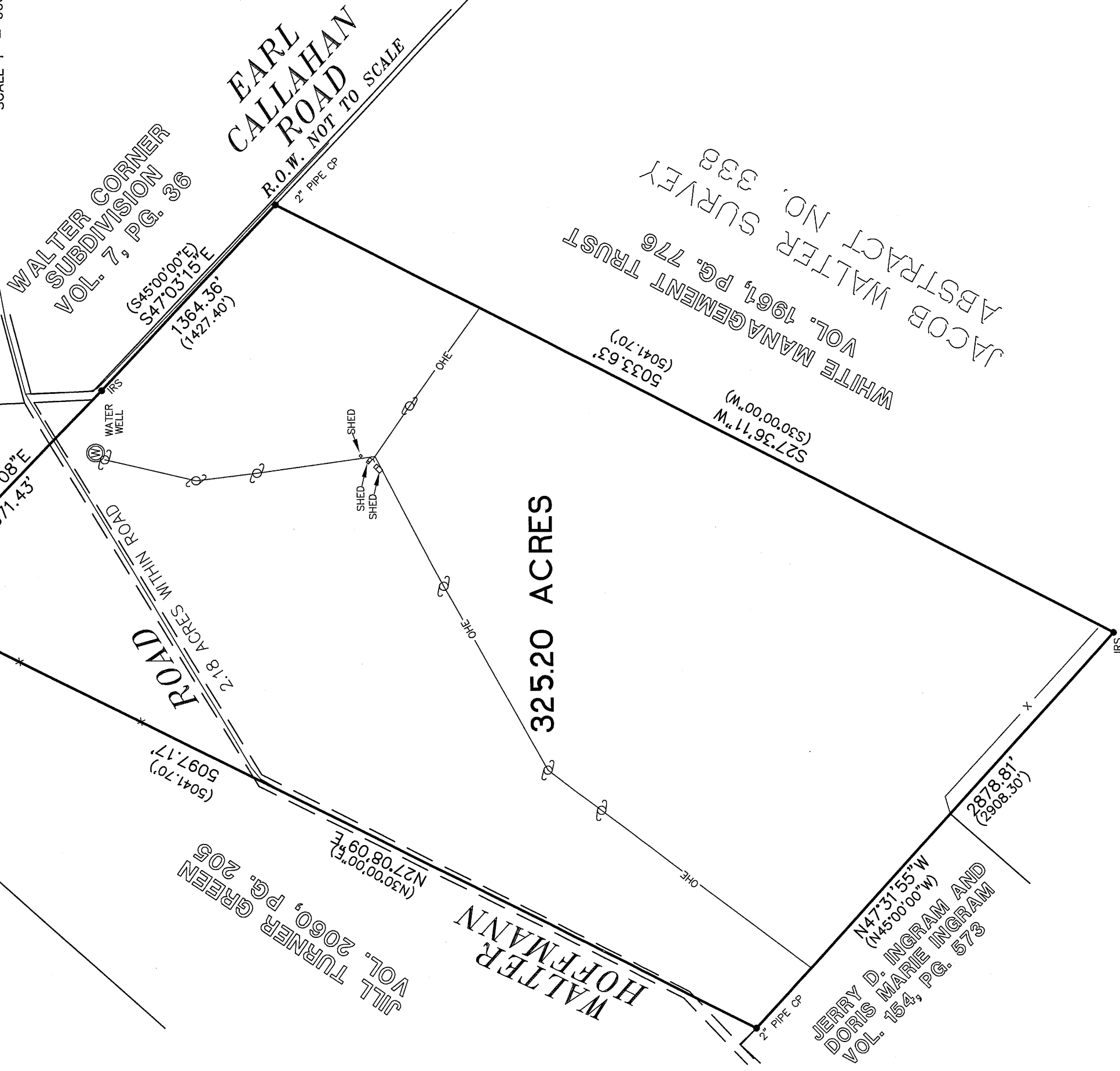
L. LEVERENCE SURVEY
ABSTRACT NO. 225

RESIDUE OF
ROBERT E. DUFF
DOC. # 201914108

SCALE 1" = 600'



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



SURVEY PLAT OF 325.20 ACRES OF LAND OUT OF THE JACOB WALTER SURVEY, ABSTRACT NO. 338, BASTROP COUNTY, TEXAS AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO THE ROBERT E. DUFF DESCENDANTS TRUST IN THE DEED OF RECORD IN DOCUMENT 201914108 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 ROBERT DUFF. 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 24TH DAY OF MARCH, 2021 A.D.

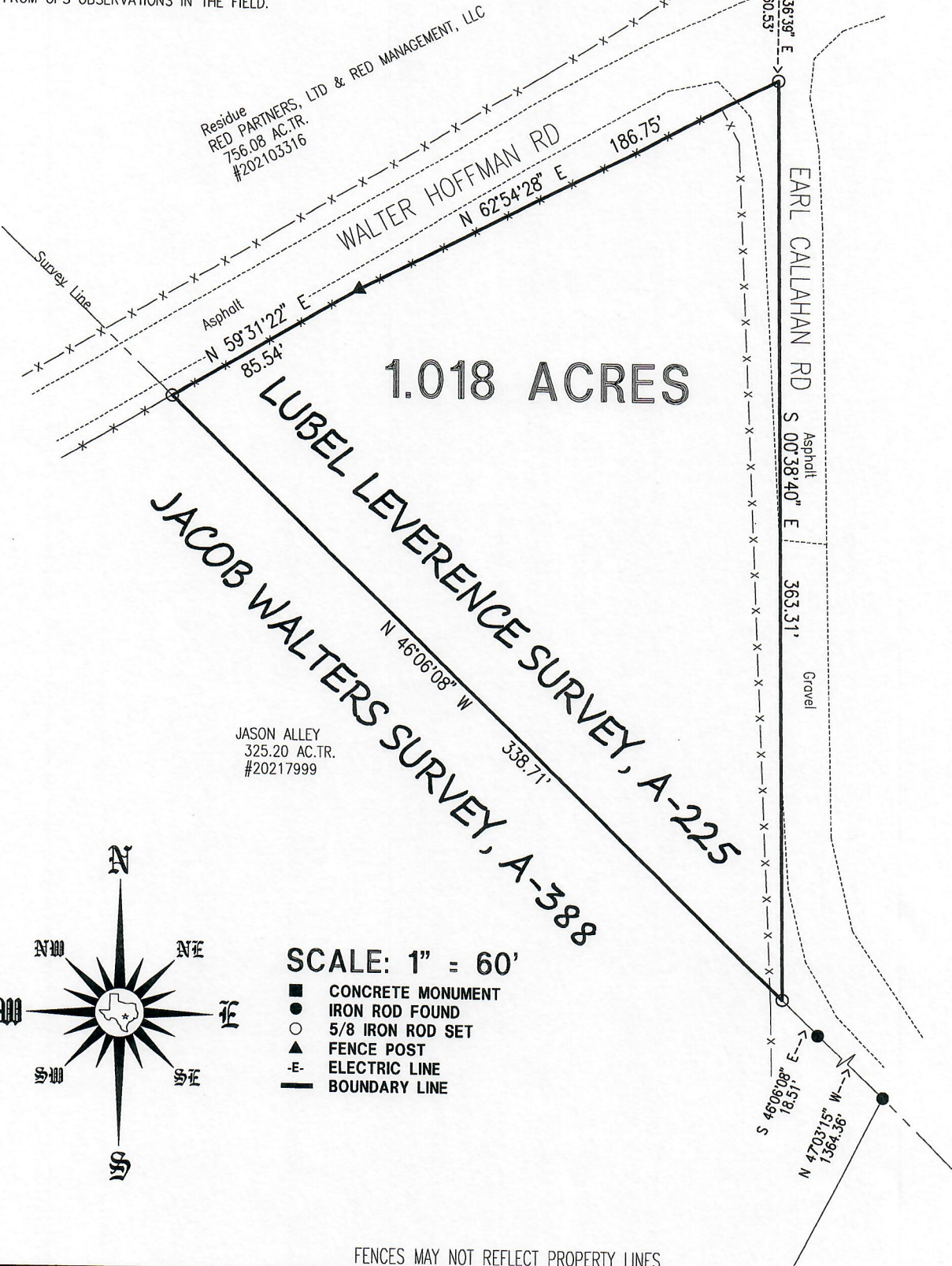
REFERENCE:
DOC. # 201914108 - DEED

LARRY J. POLLOK

R.P.L.S. NO. 5186
JOB NO. 21-0155

© 2021 ALL RIGHTS RESERVED

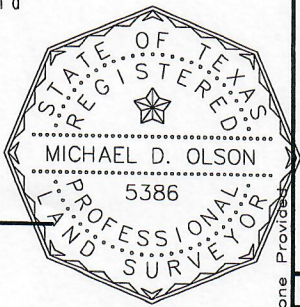
BEARINGS SHOWN HEREON ARE BASED ON
THE TEXAS STATE PLANE COORDINATE
SYSTEM CENTRAL ZONE, NAD 83, MADE
FROM GPS OBSERVATIONS IN THE FIELD.



The undersigned does hereby certify to; the Title Agency, Underwriter, Lender, Mortgage Co. and/or Purchaser, that this survey was, this day, made on the ground, on the property legally described hereon, and is correct, and there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and that said property has frontage on a dedicated road way, except as shown hereon.

CERTIFIED COPY ONLY
IF SEAL IS PRESENT

Michael D. Olson
MICHAEL D. OLSON
REG. NO. 5386
OLSON SURVEYING
DATE: 05.10.21



OLSON SURVEYING
REGISTERED PROFESSIONAL LAND SURVEYOR
711 WATER STREET (512) 321-5476 BASTROP, TEXAS

SURVEY
OF A 1.018 ACRE TRACT IN THE
JACOB WALTERS SURVEY, A-388,
BASTROP COUNTY, TEXAS.

SCALE:	1" = 60.00'	JASON ALLEY	
DRAFTSMAN:	D. BROOKS		
DATE:	27 MAY 21	DISK-FILE 210510-ALLEY	ORDER # 210510-ALLEY
		PIAT FILE # -0-	

OLSON SURVEYING, Inc.

711 Water Street
Bastrop, Texas 78602
Phone (512)321-5476 Fax (512)303-5476
olsonsurvey@sbcglobal.net

FIELD NOTES FOR A 1.018 ACRES TRACT IN THE LUBEL LEVERENCE SURVEY BASTROP COUNTY, TEXAS.

BEING a 1.018 acre tract or parcel of land out of the Lubel Leverence Survey, A-225 in Bastrop County, Texas, and a part of that certain 756.08 acre tract described in a deed to RED Partners, Ltd and RED Partners Management, LLC, dated February 24, 2021, recorded in Document No. 202103316, Bastrop County Official Public Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a 2 inch steel fence corner post on the southwest line of the Lubel Leverence Survey, the northeast line of the Jacob Walters Survey, A-388, the east corner of that certain 325.20 acre tract described in a deed to Jason Alley, recorded in Document No. 202107999, Bastrop County Official Public Records, the southernmost corner of that 756.08 acre tract in the southwest line of Earl Callahan Road.

THENCE with said line, N 47 deg. 03 min. 15 sec. W, 1364.36 feet to a point for an angle and N 46 deg. 06 min. 08 sec. W, 18.51 feet to a 5/8 inch iron set for the south corner and POINT OF BEGINNING of this tract.

THENCE leaving the southwest line of Earl Callahan Road with said survey line, N 46 deg. 06 min. 08 sec. W, 338.71 feet to a 5/8 inch iron rod set in the southeast line of Walter Hoffman Road for the west corner of this tract.

THENCE with the southeast line of Walter Hoffman Road, N 59 deg. 31 min. 22 sec. E, 85.54 feet to a fence post for an angle and N 62 deg. 54 min. 28 sec. E, 186.75 feet to a 5/8 inch iron rod set in Earl Callahan Road, from which a concrete monument bears N 00 deg. 36 min. 39 sec. E, 60.53 feet.

THENCE with the southeast line of the 576.08 acre tract in Earl Callahan Road, S 00 deg. 38 min. 40 sec. E, 363.31 feet to the POINT OF BEGINNING, containing 1.018 acres of land.



Michael D. Olson
Reg. Pro. Land Surveyor 5386
Order#210510-Alley

Date Created: 08.3021

©2021 Olson Surveying, Inc.