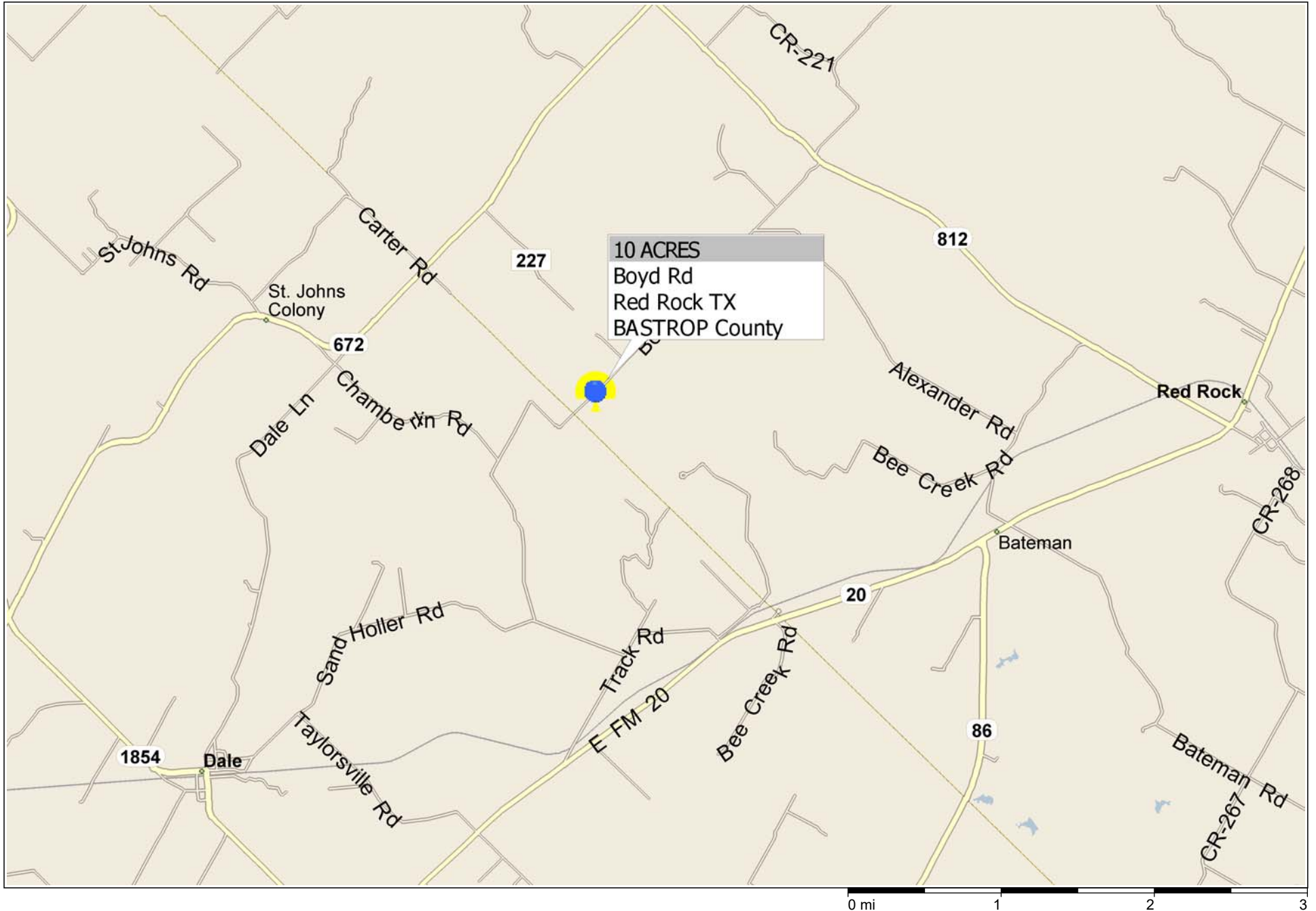
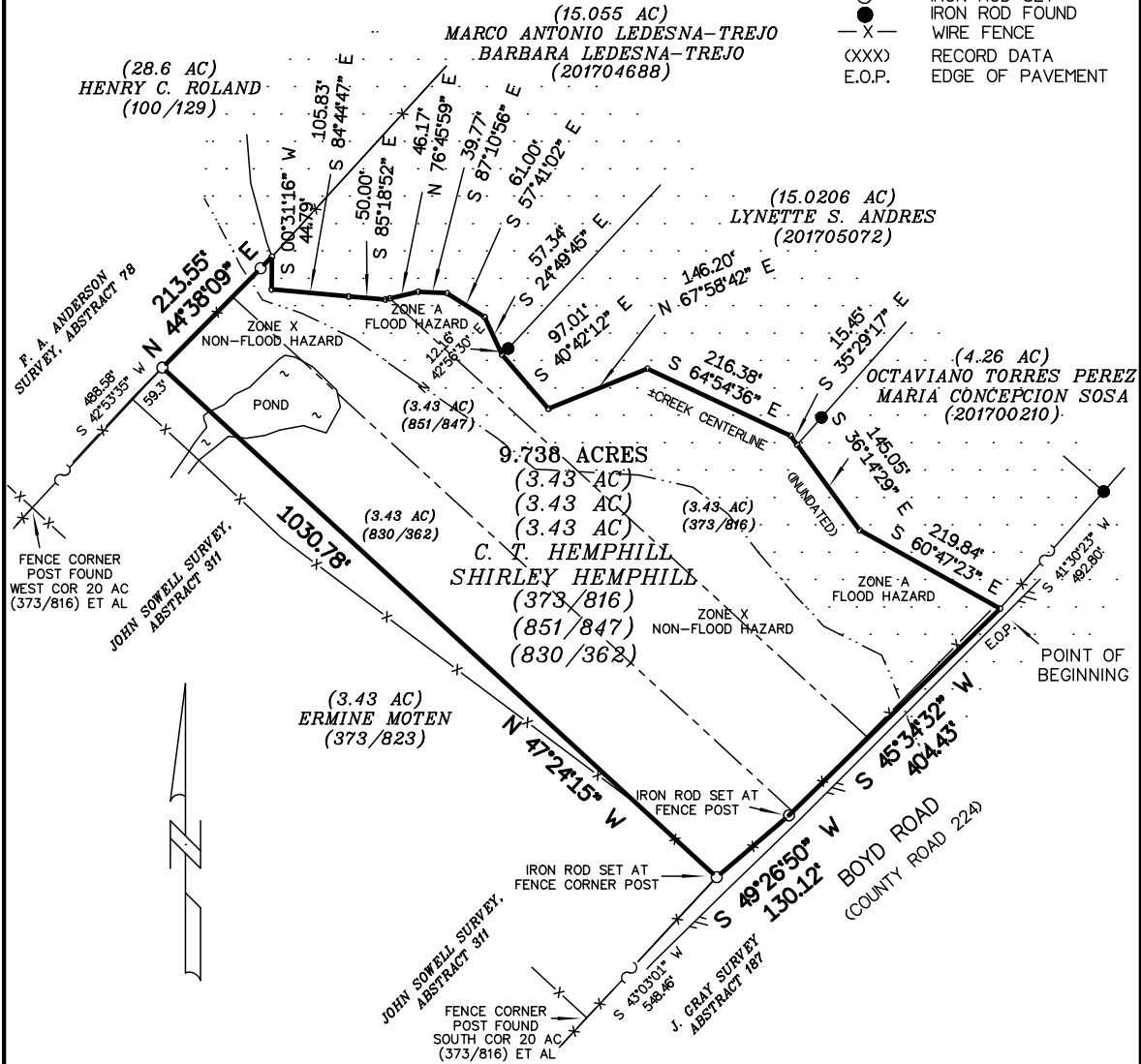


*** 10 ACRES *** Boyd Rd, Red Rock TX ~ BASTROP County



LEGEND

- IRON ROD SET
- IRON ROD FOUND
- X- WIRE FENCE
- (XXX) RECORD DATA
- E.O.P. EDGE OF PAVEMENT



NOTE: HORIZONTAL CONTROL (BEARING BASIS) PER GRID NORTH, TEXAS CENTRAL COORDINATE ZONE, NAD83.



FLOOD NOTE:

THE SUBJECT PROPERTY IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) PANEL NO. 48021C 0450 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 ZONE SHOWN HEREON WAS HORIZONTALLY SCALED 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 AND LIENHOLDERS:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT AN 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 WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND IS SUBJECT TO ANY EASEMENTS HERETOFORE GRANTED, NOT RELEASED AND NOT SHOWN HEREON.



C. Richard Ralph

01/11/2019
DATE

REFERENCE:

CHARLES C. MICHE

RICHARD RALPH
PROFESSIONAL LAND SURVEYOR

SUBJECT: 9.738 ACRES OF LAND OUT OF THE JOHN SOWELL SURVEY, ABSTRACT 311, BASTROP COUNTY, TEXAS -METES AND BOUNDS DESCRIPTION PREPARED HEREWITH-

REG. PROFESSIONAL LAND SURVEYOR 4758
 PH: (512) 303-0952 116 TAHITIAN DRIVE
 PROF.LANDSUR@AOL.COM BASTROP, TEXAS 78602

DRAWN: CRR DATE: 01/11/2019 PROJECT NO.: 18171
 CHECKED: CRR REVISED: FIELD BOOK: 164/38
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METES AND BOUNDS DESCRIPTION

9.738 ACRES OF LAND OUT OF THE JOHN SOWELL SURVEY, ABSTRACT 311 IN BASTROP COUNTY, TEXAS, COMPRISED OF THOSE TRACTS CONVEYED AS 3.43 ACRES EACH TO C. T. HEMPHILL AND SHIRLEY HEMPHILL PER VOLUME 373, PAGE 816, VOLUME 851, PAGE 847 AND VOLUME 830, PAGE 362, OFFICIAL RECORDS OF BASTROP COUNTY AND MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS OF SURVEY DURING JANUARY, 2019:

BEGINNING at an inundated point on the approximate centerline of a creek for the east corner hereof and of said Volume 373, Page 816 3.43 acres, the south corner of that tract conveyed as 4.26 acres to Octaviano Torres Perez and Maria Concepcion Sosa per Document 201700210 of said Official Records and a point on the northwest line of Boyd Road (County Road 224), which bears, for reference S 4130'23" W, (horizontal control (bearing basis) per Grid North, Texas Central Coordinate Zone, NAD83) 492.80 feet along the northwest line of said Boyd Road from and iron rod found for the east corner of said 4.26 acres;

THENCE S 4534'32" W, pass at 25.00 feet an iron rod set for reference, in all 404.43 feet to an iron rod set at a fence post and S 4926'50" W, 130.12 feet along the northwest line of said Boyd Road, (established generally as fenced) to an iron rod set at a fence corner post for the south corner hereof and of said Volume 830, Page 362 3.43 acres and the east corner of that tract conveyed as 3.43 acres to Ermine Moten per Volume 373, Page 823 of said Official Records, from which, for reference, a fence corner post found for the south corner of the 20 acre tract depicted per said Volume 373, Page 216, et al bears S 4303'01" W, 548.46 feet;

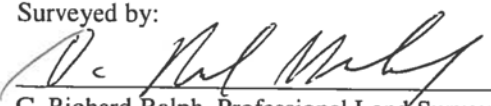
THENCE N 47°24'15" W, 1030.78 feet to an iron rod set for the west corner hereof and of said Volume 373, Page 816 3.43 acres, the north corner of said Moten Tract and a point on the southeast line of that tract conveyed as 28.6 acres to Henry C. Roland per Volume 100, Page 129 of said Deed Records, which bears, for reference, N 42°53'35" E, 488.58 feet from a fence corner post found for the common west or south corner of said 20 and said 28.6 acres;

THENCE N 44°38'09" E, 213.55 feet along the common line hereof and of said 28.6 acres to an inundated point in the approximate centerline of said Creek for the north corner hereof, an angle point on the northwest line of said Volume 851, Page 847 3.43 acres and the west corner of that tract conveyed as 15.055 acres to Marco Antonio Ledesna-Trejo and Barbara Ledesna-Trejo per Document 201704688 of said Official Records;

THENCE the following thirteen (13) courses along the centerline of said creek and the northwest line of said Volume 851, Page 847 3.43 acres, the north line of said Volume 373, Page 816 3.43 acres, the southwest line of said 15.055 acres, the southwest line of that tract conveyed as 15.026 acres to Lynette S. Andres per Document 201705072 of said Official Records and the southwest line of said 4.26 acres:

- 1) S 00°31'16" W, 44.79 feet;
- 2) S 84°44'47" E, 105.83 feet;
- 3) S 85°18'52" E, 50.00 feet;
- 4) N 76°45'59" E, 46.17 feet;
- 5) S 87°10'56" E, 39.77 feet;
- 6) S 57°41'02" E, 61.00 feet;
- 7) S 24°49'45" E, 57.34 feet to a point for the common south or west corner of said 15.055 acres and said 15.0206 acres;
- 8) S 40°42'12" E, 97.01 feet;
- 9) N 67°58'42" E, 146.20 feet;
- 10) S 64°54'36" E, 216.38 feet;
- 11) S 35°29'17" E, 15.45 feet to a point for the common south or west corner of said 15.0206 acres and said 4.26 acres;
- 12) S 36°14'29" E, 145.05 feet;
- 13) S 60°47'23" E, 219.84 feet to the POINT OF BEGINNING, containing 9.738 acres of land, more or less and shown on the Survey Plat prepared to accompany herewith

Surveyed by:


C. Richard Ralph, Professional Land Surveyor
Registered Professional Land Surveyor No. 4788



January 11, 2019

Project No. 18171 – 164/37

