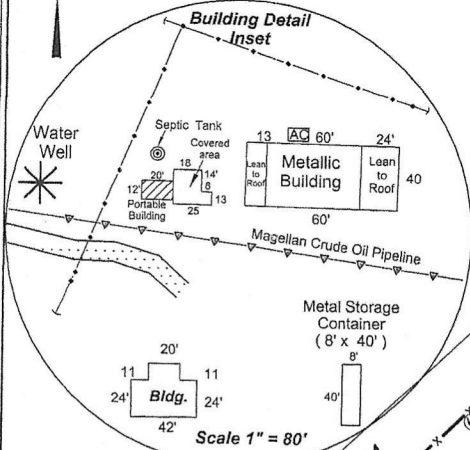
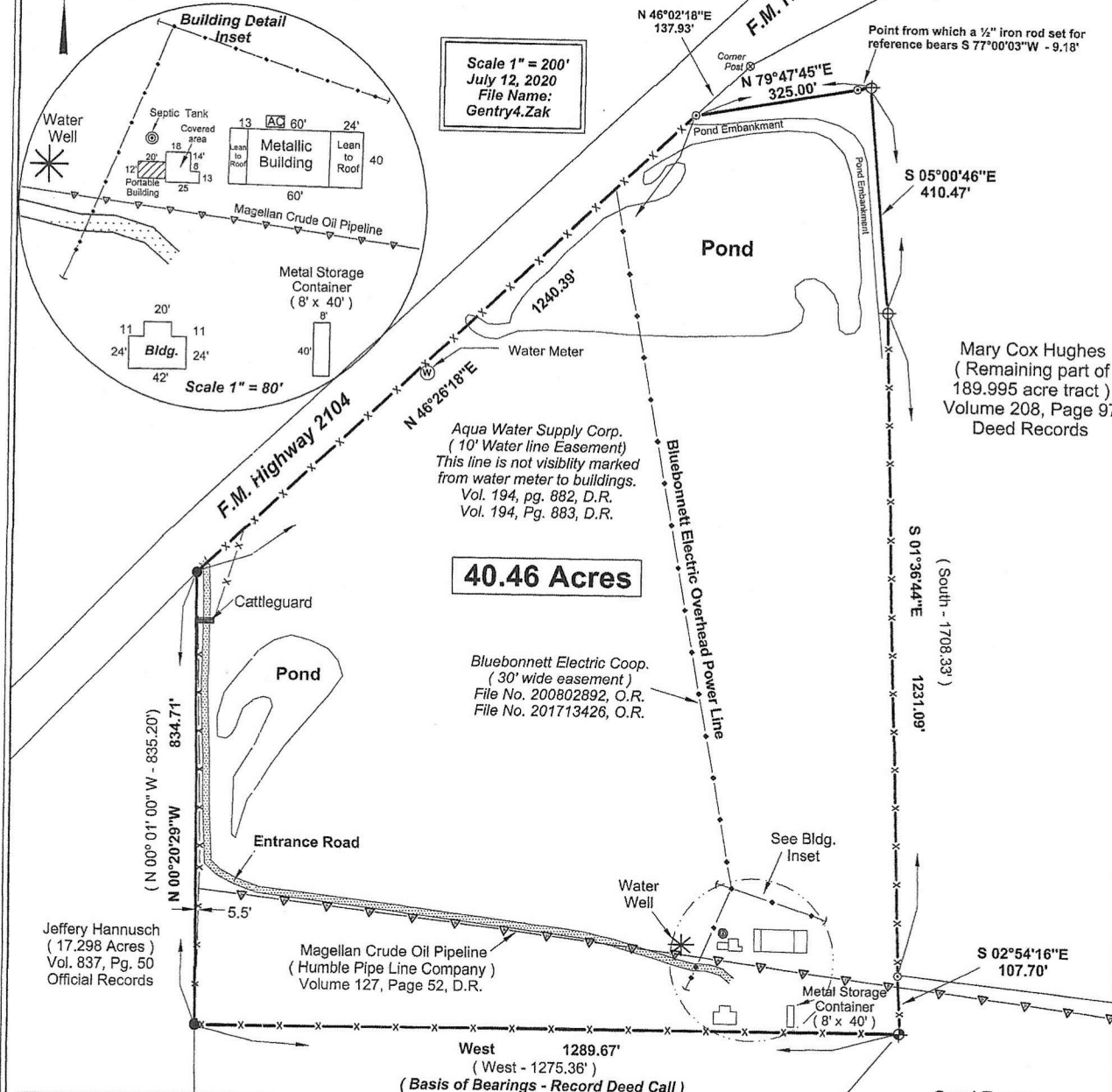


**BASTROP COUNTY, TEXAS  
PERRY B. ISLES SURVEY  
ABSTRACT NO. 40**



Scale 1" = 200'  
July 12, 2020  
File Name:  
Gentry4.Zak

**40.46 Acres**



**LEGEND**

- ½" Iron Rod set with plastic cap stamped RPLS 4173
- ½" pipe found
- ½" iron rod found
- ⊕ 5/8" Iron Rod found
- ⊙ Point for corner
- Pipeline
- Overhead Power Line
- x-x- Wire Fence
- ( ) Record Deed Calls

- Notes**
- (1) This property is subject to any conflicting rights, claims or other matters which may exist or arise by virtue of the discrepancy between the fence lines and actual property lines as shown on the survey plat.
  - (2) This property is subject to the rights of the public to any area located within a public roadway, street or alley.
  - (3) All fence lines are shown in their general locations and may not represent an exact location of the entire fence.
  - (4) This property is subject to any and all covenants, restrictions, easements, conditions and ordinances which may be applicable.
  - (5) All pipelines as shown on the above plat are for information purposes only & do not represent exact physical locations. Property owners must call the pipeline's owner or an official notification center for a precise physical location of all pipelines.
  - (7) This survey is valid for this transaction only.
  - (8) Property description to accompany this plat.

Survey Plat of a 40.46 acre tract of land situated in the Perry B. Isles Survey, Abstract No. 40, Bastrop County, Texas and being all of that land described in Deed dated April 30, 2020 from Peggy Ann Gentry, et al to Cindy Reichardt, Trustee for the C & LMG Brothers Trust, UTD April 28, 2020, recorded in File No. 202006868, Bastrop County Official Records.

**Rau Surveying**  
1276 Hwy. 71  
P.O. Box 692 Columbus, Texas 78934  
Phone: (979) 732-8494 Fax: (979) 732-6468  
Firm No. 10162600

I, Darrell D. Rau, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was this daymade on the ground, under my supervision, of the property described hereon.

Darrell D. Rau, Registration No 4173



STATE OF TEXAS

COUNTY OF BASTROP

Land Description  
40.46 Acres

**BEING** a tract or parcel containing 40.46 acres of land situated in the Perry B. Isles Survey, Abstract No. 40, Bastrop County, Texas and being all of that land described in Deed dated April 30, 2020 from Peggy Ann Gentry, et al to Cindy Reichardt, Trustee for the C & LMG Brothers Trust, UTD April 28, 2020, recorded in File No. 202006868, Bastrop County Official Records. Said 40.46 acre tract being described more particularly by metes and bounds as follows:

**BEGINNING** at a 5/8" iron rod found for the Northeast corner of the Carol Evans 12.6635 acre tract as described in Volume 1281, Page 804, Official Records and being an angle corner on the Western boundary of another Carol Evans 19.697 acre tract (Vol. 1281, Pg. 801, Official Records), said iron rod also being the Southeast corner of the herein described tract;

**THENCE** along the Southern line of the original Gentry tracts, common with the Northern line of the Evans 12.6635 acre tract, which generally follows an existing fence, West (Basis of Bearings – Record Deed Call) a distance of 1289.67 feet (Deed Call West – 1275.36') to a 1/2" iron rod found for the Northwest corner of the Evans tract and being the Southwest corner of the herein described tract, also being on the East line of the Jeffery Hannusch 17.298 acre tract as described in Volume 837, Page 50, Official Records;

**THENCE** along the West line of the original Gentry tract, common with the East line of the Hannusch tract, N 00°20'25" W a distance of 834.71 feet (Deed Call N 00° 01' 00" W – 835.20') to a 1/2" iron rod found on the Southerly line of F.M. Highway 2104 for the Northwest corner of the herein described tract and being the Northeast corner of the Hannusch 17.298 acre tract;

**THENCE** along the Southerly line of F.M. Highway 2104, N 46°26'18" E a distance of 1240.39 feet to a 1/2" iron rod set at a fence corner for a Northerly corner of the herein described tract and being the West corner of the Mary Hughes residual tract (remaining part of 189.995 acres as described in Volume 208, Page 97, Deed Records), from which a fence corner post found where said F.M. Highway intersects the South line of Hector Road bears N 46° 02' 18" E a distance of 137.93 feet;

**THENCE** along the common line between the Gentry and Hughes tract, N 79°47'45" E a distance of 325.00 feet to a point for the Northeast corner of the herein described tract and from which a 1/2" iron rod set for reference bears S 77° 00' 03" W a distance of 9.18 feet;

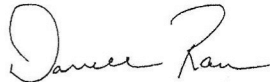
**THENCE** continuing along the common line between the Gentry and Hughes tract, as fenced, the following calls:

- S 05°00'46" E a distance of 410.47 feet to an angle point, and
- S 01°36'44" E a distance of 1231.09 feet to a 1/2" iron rod set at the base of a fence corner for the Southwest corner of the Hughes residual tract and being the Northwest corner of the Evans 19.697 acre tract, also being an angle point of the herein described tract;

**THENCE** along the West line of the Evans 19.697 acre tract, S 02°54'16" E a distance of 107.70 feet to the **POINT OF BEGINNING**, containing 40.46 acres of land.

Notes:

(1) Survey plat to accompany this description



Darrell D. Rau  
Registered Professional Land Surveyor  
Registration No. 4173  
Firm No. 10162600

Date: July 12, 2020

