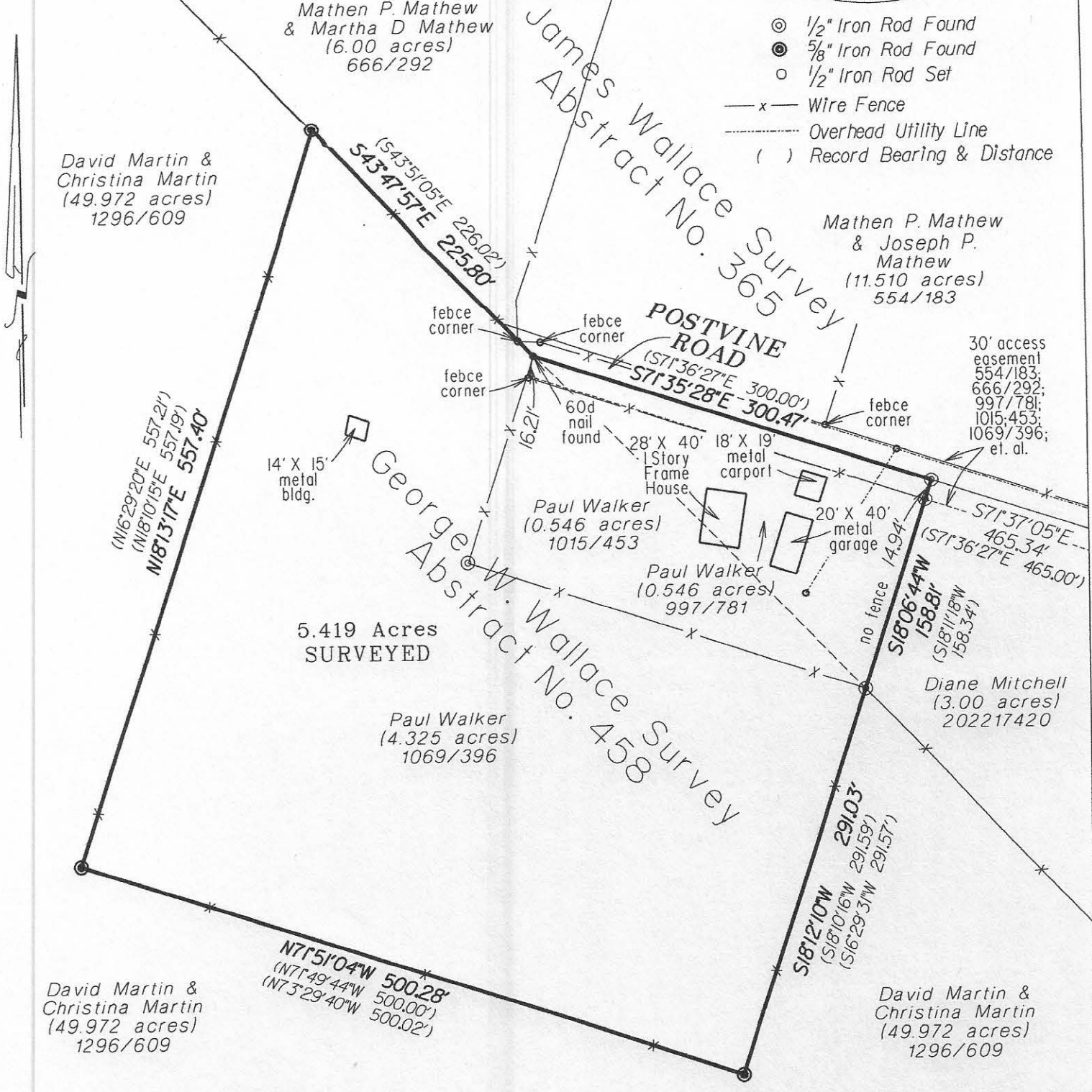


SCALE 1" = 100'

LEGEND

- ⊙ 1/2" Iron Rod Found
- ⦿ 5/8" Iron Rod Found
- 1/2" Iron Rod Set
- x— Wire Fence
- Overhead Utility Line
- () Record Bearing & Distance



SURVEY MAP OF:

5.419 ACRES OF LAND OUT OF THE JAMES P. WALLACE SURVEY, ABSTRACT NO. 365, AND THE GEORGE W. WALLACE SURVEY, ABSTRACT NO. 458, BOTH IN BASTROP COUNTY, TEXAS, AND BEING THOSE SAME 0.544 ACRE, 0.546 ACRE, AND 4.325 ACRE) TRACTS OF LAND CONVEYED TO PAUL WALKER IN DEEDS AS RECORDED IN VOLUME 997 PAGE 781, VOLUME 1015 PAGE 453, AND VOLUME 1069 PAGE 396, ALL OF THE OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS. LOCATED AS 133 POSTVINE ROAD, NORTHEAST OF BASTROP.

NOTE: This survey was prepared without the benefit of a title commitment, and all of the easements, restrictions, and other matters of record which affect this tract may not be shown hereon.

THE STATE OF TEXAS x
 COUNTY OF FAYETTE x

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is correct and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property has access to and from a dedicated road. This property is located in Zone X (other areas-areas determined to be outside the 1% annual chance of flood) according to the Federal Emergency Management Agency Flood Insurance Rate Map 48193 0225 E, Dated January 19, 2006.

THIS the 8th day of JUNE, A.D., 2023

BY *[Signature]*
 Timothy D Hearitige
 Reg Professional Surveyor No. 5036



SEE ACCOMPANYING FIELD NOTE DESCRIPTION

HEARITIGE SURVEYING CO.
 West Point Loop, West Point, Texas 78963
 (979)242-3485 C 234136

HEARITIGE SURVEYING, CO.

TIM. D. HEARITIGE
727 West Point Loop
West Point, Texas 78963

Registered Professional Land Surveyor No. 5036
Licenced State Land Surveyor
Phone (979)242-3485

June 20, 2023

FIELD NOTE DESCRIPTION OF 5.419 ACRES OF LAND OUT OF THE JAMES P. WALLACE SURVEY, ABSTRACT NO. 365, AND THE GEORGE W. WALLACE SURVEY, ABSTRACT NO. 458, BOTH IN BASTROP COUNTY, TEXAS, AND BEING THOSE SAME (0.546 ACRE, 0.546 ACRE, AND 4.325 ACRE) TRACTS OF LAND CONVEYED TO PAUL WALKER IN DEEDS AS RECORDED IN VOLUME 997 PAGE 781, VOLUME 1015 PAGE 453, AND VOLUME 1069 PAGE 396, ALL OF THE OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found at the most northeasterly corner of that certain (0.546 acre) tract of land conveyed to Paul Walker in a deed as recorded in Volume 997 Page 781 of the Official Records of Bastrop County, Texas, and also being at the most northwesterly corner of that certain (3.00 acre) tract of land conveyed to Diane Mitchell in a deed as recorded in Document Number 202217420 of the Official Records of Bastrop County, Texas, and being in the southwesterly line of that certain (11.510 acre) tract of land conveyed to Mathen P. Mathew and Joseph P. Mathew in a deed as recorded in Volume 554 Page 183 of the Official Records of Bastrop County, Texas, and being in the center of a 30' access easement recorded in each of the aforementioned deeds, said easement being now known as Postvine Road, and being for the most northeasterly corner of the tract herein described, and from which another ½" iron rod found bears **S 71 deg. 37' 05" E 465.34 feet**,

THENCE, with the common line between the Walker tract and the Mitchell tract, **S 18 deg. 06' 44" W**, passing another ½" iron rod found in the southwesterly line of Postvine Road at 14.94 feet, and continuing on the same course another 143.87 feet, for a total distance of **158.81 feet** to a ½" iron rod found at the most southwesterly corner of the Mitchell tract, also being the most easterly corner of that certain (0.546 acre) tract of land conveyed to Paul Walker in a deed as recorded in Volume 1015 Page 453 of the Official Records of Bastrop County, Texas, and also being at the most easterly northeast corner of that certain (4.325 acre) tract of land conveyed to Paul Walker in a deed as recorded in Volume 1069 Page 396 of the Official Records of Bastrop County, Texas, and being at an angle in the northeasterly line of that certain (49.972 acre) tract of land conveyed to David Martin and Christina Martin in a deed as recorded in Volume 1296 Page 609 of the Official Records of Bastrop County, Texas, and being in the southeasterly line of this tract,

THENCE, with the common line between the Walker (4.325 acre) tract and the Martin tract, **S 18 deg. 12' 10" W 291.03 feet** to a ½" iron rod found at the base of a fence corner post, being at the most southeasterly corner of this tract,

THENCE, continuing with the common line between the Walker (4.325 acre) tract and the Martin tract, **N 71 deg. 51' 04" W 500.28 feet** to a ½" iron rod found at the base of a fence corner post, being at the most southwesterly corner of this tract,

THENCE, continuing with the common line between the Walker (4.325 acre) tract and the Martin tract, **N 18 deg. 13' 17" E 557.40 feet** to a ½" iron rod found at the base of a fence corner post, being in the southwesterly line of that certain (6.00 acre) tract of land conveyed to Mathen P. Mathew and Martha D. Mathew in a deed as recorded in Volume 666 Page 292 of the Official Records of Bastrop County, Texas, and being at the most northwesterly corner of this tract,

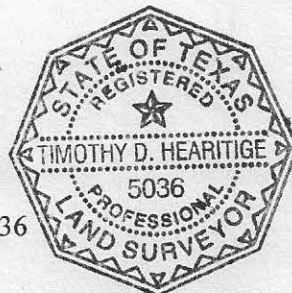
THENCE, with the common line between the Walker (4.325 acre) tract and the Mathew (6.00 acre) tract, **S 43 deg. 47' 57" E 225.80 feet** to a 60d nail found at the most northerly northeast corner of the Walker (4.325 acre) tract, and being at the most westerly corner of the first Walker (0.546 acre) tract, and being at the most northerly corner of the second Walker (0.546 acre) tract, and being at the most southwesterly corner of the Mathew (11.510 acre) tract, and being in the northeasterly line of this tract,

THENCE, with the common line between the first Walker (0.546 acre) tract and the Mathew (11.510 acre) tract, and being in the center of the 30' access easement (now know as Postvine Road), **S 71 deg. 35' 28" E 300.47 feet** to the **PLACE OF BEGINNING**, in all containing **5.419 acres** of land.

SURVEYED: June 8, 2023

BY:

Timothy D. Hearitige
Registered Professional Land Surveyor No. 5036



see accompanying map no. C 234136

HEARITIGE SURVEYING, CO.

Tim. D. Hearitige R.P.L.S. No. 5036 L.S.L.S.
727 West Point Loop, West Point Texas 78963
Phone No. (979) 242-3485

DATE	DESCRIPTION	CHARGES	CREDITS	BALANCE
6/20/2023	SURVEY MAP OF: 5.419 ACRES OF LAND OUT OF THE JAMES P. WALLACE SURVEY, ABSTRACT NO. 365, AND THE GEORGE W. WALLACE SURVEY, ABSTRACT NO. 458, BOTH IN BASTROP COUNTY, TEXAS, AND BEING THOSE SAME 0.544 ACRE, 0.546 ACRE, AND 4.325 ACRE) TRACTS OF LAND CONVEYED TO PAUL WALKER IN DEEDS AS RECORDED IN VOLUME 997 PAGE 781, VOLUME 1015 PAGE 453, AND VOLUME 1069 PAGE 396, ALL OF THE OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS. LOCATED AS 133 POSTVINE ROAD, NORTHEAST OF BASTROP.	\$1500.00		
		TAX	\$ 101.25	
	TOTAL DUE			\$1601.25

234136