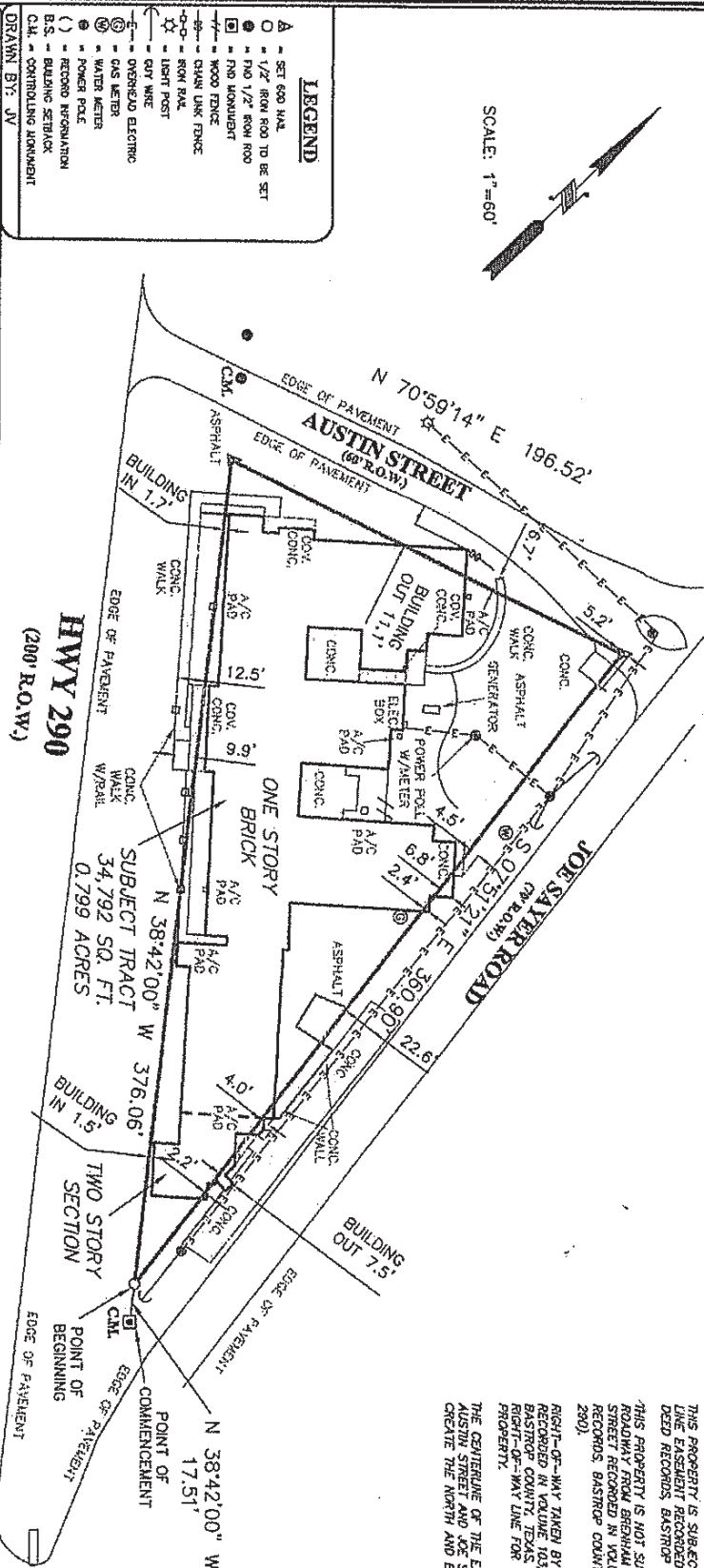


NOTE: BEARINGS SHOWN HEREON ARE BASED ON TLDOT HIGHWAY RIGHT OF WAY MAPS.
NOTE: NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

THIS PROPERTY IS NOT SUBJECT TO A 40 FOOT
FRONT YARD SETBACK STREET FRONT SETBACK
STREET RECORDED IN VOLUME 61 PAGE 84
RECORDS, BASTROP COUNTY, TEXAS (LIES WITHIN HWY.
280).

RIGHT-OF-WAY TAKEN BY THE STATE OF TEXAS
RECORDED IN VOLUME 103 PAGE 256, DEED RECORDS,
BASTROP COUNTY, TEXAS, IS SHOWN AS THE
RIGHT-OF-WAY LINE FOR THE SOUTH LINE OF THIS
PROPERTY.

THE CENTERLINE OF THE EXISTING ROADWAY FOR
AUSTIN STREET AND 465 SAFFER ROAD WERE USED TO
CREATE THE NORTH AND EAST LINE OF THIS PROPERTY



EXCERPT

- | | |
|------|------------------------|
| A | SET 600 MAIL |
| O | 1/2" ROUN ROD TO BE ST |
| R | RND 1/2" ROUN ROD |
| M | RND MOVEMENT |
| F | WOOD FENCE |
| C | CHAIN LINK FENCE |
| P | IRON PAIL |
| S | LIGHT POST |
| N | GRAY NINE |
| E | OVERHEAD ELECTRIC |
| M | GAS METER |
| W | WATER METER |
| P | POWER POLE |
| I | RECORD INFORMATION |
| B.S. | BUILDING SERVICEBOX |
| C.M. | CONTROLLING MOVEMENT |
- DRAWN BY: JV

DRAWN BY: JV

Westar Alano

LAND SURVEYORS, L.L.C.
P.O. BOX 1038 MELROSE, TEXAS 78023-1038
PHONE (210) 372-9500 FAX (210) 372-8992

G.F. NO. 1336109

JOB NO.	587
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Property Description:
Being 0.799 acres of land more or less, one of the locations
Barbours Survey, Abstract 18, Bastrop County, Texas, and being out
of part 4 of Block 9, H. B. Ross Addition to the City of
Elgin, Bastrop County, Texas, according to the map or plat thereof,
recorded in Volume 44, Page 470, Deed Records, Bastrop County,
State of Texas, and being that portion of Block 9, remaining to
the State of Texas, as shown on the plat of said Block 9, and
Deed Records, Bastrop County, Texas, said 0.799 acres, more or
less, particularly described by grant and records attached hereto.

STATE OF TEXAS
REGISTERED
MARK J. EWALD
5095
PROFESSIONAL
LAND SURVEYOR

MARK J. EWALD
Registered Professional Land Surveyor

METES AND BOUNDS

Being 0.799 acres of land, more or less, out of the Jonathan Burleson Survey, Abstract 18, Bastrop County, Texas, and being out of and a part of Block 9, H. B. Smith Addition to the City of Elgin, Bastrop County, Texas according to the map or plat thereof, recorded in Volume 45, Page 470, Deed Records, Bastrop County, Texas, SAVE AND EXCEPT that portion of Block 9 conveyed to the State of Texas in a Deed recorded in Volume 103, Page 256, Deed Records, Bastrop County, Texas, said 0.799 acres being more particularly described by metes and bounds as follows:

COMMENCING at a Highway Right-of-Way Monument found on the northeast Right-of-Way line of Hwy. 290 (200 foot Right-of-Way), same being near the intersection of Joe Sayer Road (70 foot Right-of-Way) and Hwy. 290 and the **POINT OF COMMENCEMENT**;

THENCE along the northeast Right-of-Way line of said Hwy 290, North 38 degrees 42 minutes 00 seconds West, a distance of 17.51 feet to a 1/2 inch iron rod set for the southeast corner of this 0.799 acres, same being the **POINT OF BEGINNING**;

THENCE continuing along the northeast Right-of-Way line of said Hwy. 290, North 38 degrees 42 minutes 00 seconds West, a distance of 376.06 feet to a 60d nail set in asphalt for the northwest corner of this 0.799 acres, same being the intersection of the northeast Right-of-Way line of said Hwy. 290 and the South Right-of-Way line of Austin Street (60 foot Right-of-Way);

THENCE along the South Right-of-Way line of said Austin Street, North 70 degrees 59 minutes 14 seconds East, a distance of 196.52 feet to a 60 d nail set in asphalt for the northeast corner of this 0.799 acres, same being the intersection of the South Right-of-Way line of said Austin Street and the West Right-of-Way line of said Joe Sayer Road;

THENCE along the West Right-of-Way line of said Joe Sayer Road, South 07 degrees 51 minutes 21 seconds East, a distance of 360.90 feet to the **POINT OF BEGINNING**, and containing 0.799 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof.



Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
January 15, 2014

