

METES AND BOUNDS DESCRIPTION

4.969 ACRES OF LAND OUT OF THE SARAH COTTLE SURVEY, ABSTRACT 21 IN BASTROP COUNTY, TEXAS, COMPRISED OF THAT TRACT CONVEYED AS 5.0 ACRES TO LYNN FISK AND GEORGIA KEYSOR PER VOLUME 976, PAGE 808, OFFICIAL RECORDS OF BASTROP COUNTY AND MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS OF SURVEY DURING NOVEMBER, 2018:

BEGINNING at an iron rod found for the northwest corner hereof, the common west corner of said 5.0 acres and that tract conveyed as 4.4163 acres to Lynn Fisk and Georgia Keysor per Volume 1474, Page 171 of said Official Records and a point on the east line of a remainder portion of that tract conveyed as 23.00 acres to Walter Evan Winslett per Document 201703198 of said Official Records, same being a point on the west line of Hudson Drive, a 40' Road and Utility Easement per Volume 235, Page 109, Deed Records of Bastrop County;

THENCE N 86°35'11" E, (horizontal control (bearing basis) per Grid North, Texas Central Coordinate Zone, NAD83) pass at 40.05 feet the east line of said Hudson Drive, in all 513.32 feet to an iron rod found for the northeast corner hereof, the common east corner of said 5.0 acres and said 4.4163 acres and a point on the west line of Lot 1, Henry Murphy Addition, a Subdivision per Cabinet 3, Page 21B, Plat Records of Bastrop County;

THENCE S 03°28'22" E, pass at 22.57 feet an iron rod found for the common west corner of Lots 1 and 2 of said Henry Murphy Addition, in all 413.59 feet along the common line of said 5.0 acres and said Subdivision to an iron rod found for the southeast corner hereof and the common east corner of said 5.0 acres and that tract conveyed as 4.95 acres to Dori Laris and Marc Alan Mendoza per Volume 2232, Page 515 of said Official Records;

THENCE S 86°37'51" W, pass at 493.83 feet the west line of said Hudson Drive, in all 533.88 feet to an iron rod found for the southwest corner hereof, the common west corner of said 5.0 acres and said 4.95 acres and a point on the east line of that tract conveyed as 14.400 acres to R. R. Miller and D. Miller, Trustees of the Miller Family Living Trust per Volume 1192, Page 906 of said Official Records, same being a point on the west line of said Hudson Drive;

THENCE N 00°37'26" W, pass at 311.91 feet an iron rod found for the common east corner of said 14.400 acres and the remainder of said 23.00 acres, in all 413.67 feet along the common line of said 5.0 acres, said 14.400 acres, the east line of the remainder of said 23.00 acres and the west line of said Hudson Drive to the POINT OF BEGINNING, containing 4.969 acres of land, more or less, including 0.380 acre within said Hudson Drive and shown on the survey map prepared to accompany herewith.

Surveyed by:


C. Richard Ralph, Professional Land Surveyor
Registered Professional Land Surveyor No. 4758
Project No. 18151 – 163/58



November 14, 2018