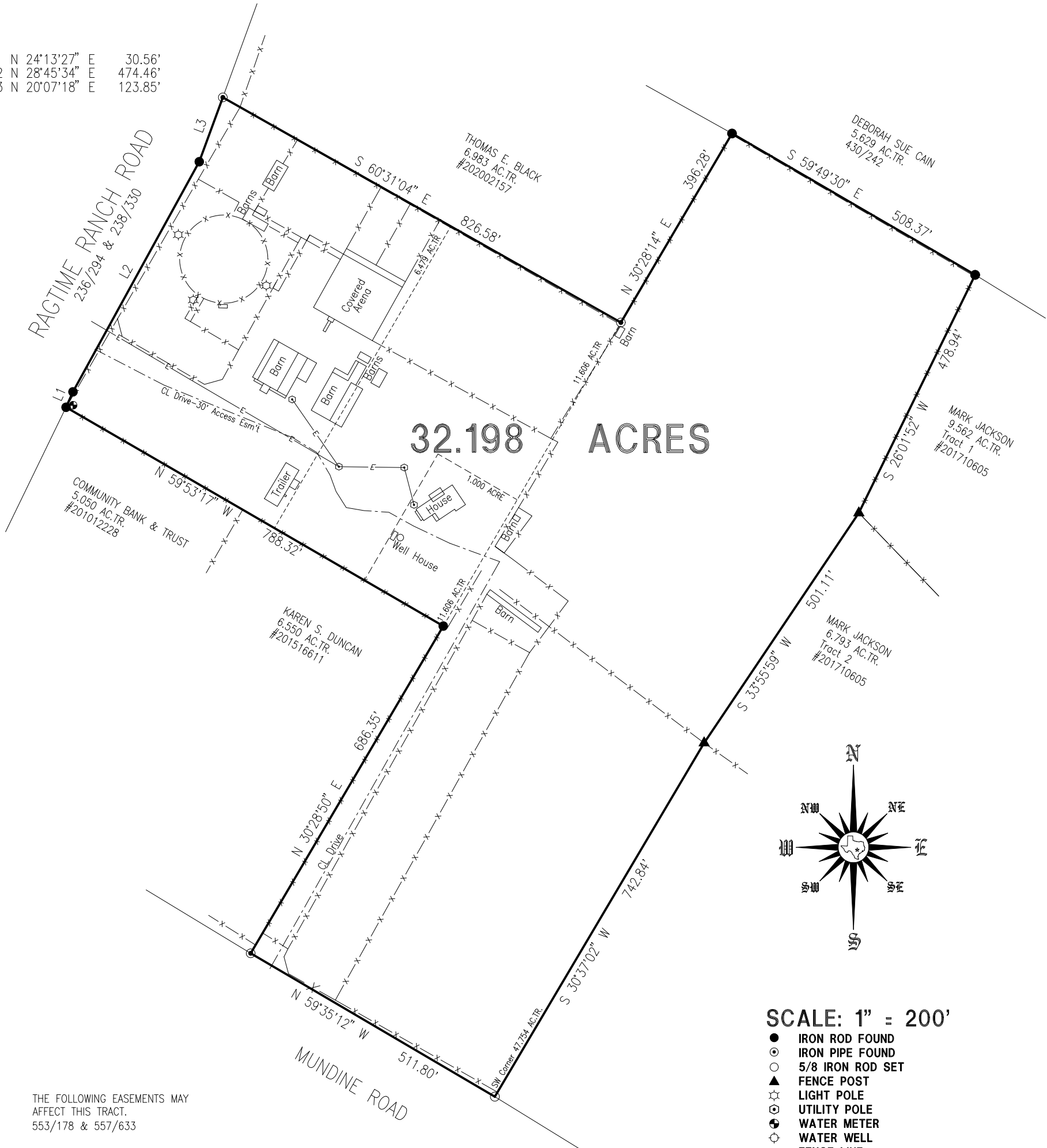
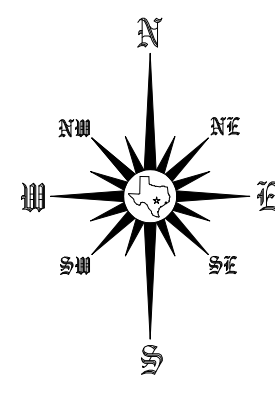


ENOCH HARRIS SURVEY, A-189

L1 N 24°13'27" E 30.56'
 L2 N 28°45'34" E 474.46'
 L3 N 20°07'18" E 123.85'



32.198 ACRES



- SCALE: 1" = 200'**
- IRON ROD FOUND
 - ⊙ IRON PIPE FOUND
 - 5/8 IRON ROD SET
 - ▲ FENCE POST
 - ☆ LIGHT POLE
 - ⊕ UTILITY POLE
 - ⊗ WATER METER
 - ⊙ WATER WELL
 - x- FENCE LINE
 - E- ELECTRIC LINE
 - BOUNDARY LINE

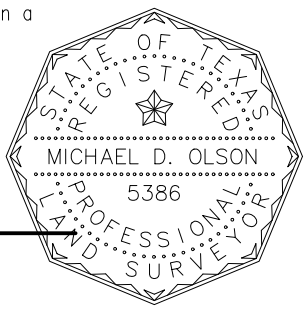
THE FOLLOWING EASEMENTS MAY AFFECT THIS TRACT.
 553/178 & 557/633

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, NAD 83, MADE FROM GPS OBSERVATIONS IN THE FIELD.

FENCES MAY NOT REFLECT PROPERTY LINES

The undersigned does hereby certify to; the Title Agency, Underwriter, Lender, Mortgage Co. and/or Purchaser, that this survey was, this day, made on the ground, on the property legally described hereon, and is correct, and there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and that said property has frontage on a dedicated road way, except as shown hereon.

CERTIFIED COPY ONLY
 IF SEAL IS PRESENT



Michael D. Olson
MICHAEL D. OLSON
 REG. NO. 5386
 OLSON SURVEYING
 DATE: 03.02.21

OLSON SURVEYING
 REGISTERED PROFESSIONAL LAND SURVEYOR
 711 WATER STREET (512) 321-5476 BASTROP, TEXAS

SURVEY PLAT
 of a 32.198 ACRE TRACT in the
 ENOCH HARRIS SURVEY, A-189,
 BASTROP COUNTY, TEXAS.

GERALD ABEL

GF# 21111214--ELG Independence Title--Elgin

SCALE: 1" = 200.00'	ARIC & JANELLE BRAUN		
DRAFTSMAN: D. BROOKS			
DATE: 2 MAR 21	DISK-FILE 210208-Abel	ORDER # 210208-Abel	PLAT FILE # -0-

OLSON SURVEYING
Registered Professional Land Surveyor
711 Water Street
Bastrop, Texas 78602
Phone (512)321-5476 Fax (512)303-5476
olsonsurvey@sbcglobal.net

FIELD NOTES FOR A 32.198 ACRE TRACT OUT OF THE ENOCH HARRIS SURVEY IN BASTROP COUNTY, TEXAS.

BEING a 32.198 acre tract or parcel of land out of the Enoch Harris Survey, A-189, in Bastrop county, Texas and part of that certain 47.754 acre tract described in a deed from Forest S. Pearson to Gerald R. Abel and wife Marguerite Abel, recorded in Vol. 235, Page 806, Bastrop County Deed Records and all of that certain 11.606 acre tract described in a deed from Gene Kaufman and wife Sonia Kaufman to Gerald R. Able and wife Marguerite Abel, recorded in Vol. 238, Page 330, Bastrop County Deed Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found at a fence corner post, in the east line of Ragtime Ranch Road, also a 30 foot access easement recorded in Vol. 236, Page 294 and Vol. 238, Page 330 Bastrop County Deed Records, the northwest corner of that certain 5.050 acre tract described in a deed to Community Bank and Trust, recorded in Doc. No. 201012228 Bastrop County Official Public Records, for the southwest corner of the 11.606 acre tract in and that certain 6.479 acre tract, survey out of the 11.606 as described in Vol. 474, Page 793, Bastrop County Official Public Records, for the upper southwest corner of this tract.

THENCE with the east line of Ragtime Ranch Road and the west line of the 11.606 acre tract, N 24 deg. 13 min. 27 sec. E, 30.56 feet to a 1/2 inch iron rod found for an angle, N 28 deg. 45 min. 34 sec. E, 474.46 feet to a 3/8 inch iron rod found for an angle and N 20 deg. 07 min 18 sec. E, 123.85 feet to a 2 inch pipe found at the southwest corner of that certain 6.983 acre tract described in a deed to Thomas E. Black, recorded in Document No. 202002157, Bastrop County Official Public Records, for the northwest corner of the 11.606 and 6.479 acre tracts and lower northwest corner of this tract.

THENCE with the south line of the Black 6.983 acre tract, the north line of the 11.606 and 6.479 acre tracts, S 60 deg. 31 min. 04 sec. E at 35.71 feet pass a fence corner post, at 473.54 feet pass the northeast corner of the 6.479 acre tract, in all, 826.58 feet to a 3/4 inch iron pipe found near a fence corner post, in the west line of the 47.754 acre tract, the northeast corner of the 11.606 acre tract and the southeast corner of the Black 6.983 acre tract for an interior corner of this tract.

THENCE with the east line of the Black 6.983 acre tract and the west line of the 47.754 acre tract, N 30 deg. 28 min. 14 sec. E, 396.28 feet to a 1/2 inch iron rod found, near a fence corner post, the northeast corner of the Black 6.983 acre tract, in the south line of that certain 5.629 acre tract described in a deed to Deborah Sue Cain, recorded in Vol. 430 Page 242, Bastrop County Official Records, for the northwest corner of the 47.754 acre tract and upper northwest corner of this tract.

THENCE with the south line of the Cain 5.629 acre tract and the north line of the 47.754 acre tract, S 59 deg. 49 min. 30 sec. E, 508.37 feet to a 5/8 inch iron rod found, the northwest corner of that certain 9.652 acre tract called Tract 1, described in a deed to Mark Jackson, recorded in Document No. 201710605, Bastrop County Official Public Records, for the northwest corner of this tract.

THENCE crossing the 47.754 acre tract, with the west line of the Jackson 9.562 acre Tract 1 and that certain 6.973 acre tract, called Tract 2, in the before mentioned deed to Jackson, S 26 deg. 01 min. 52 sec. W, 478.94 feet to a fence post for an angle, S 33 deg. 55 min. 59 sec. W, 501.11 feet to a fence post for an angle and S 30 deg. 37 min. 02 sec. W, 742.84 to a 5/8 inch iron rod found, the southwest corner of the

Jackson 6.793 acre Tract 2, in the north line of Mundine Road and the south line of the 47.754 acre tract for the southeast corner of this tract.

THENCE with the north line of Mundine Road and the south line of the 47.754 acre tract, N 59 deg. 35 min. 12 sec. W, 511.80 feet to a ½ inch iron pipe found, the southeast corner of that certain 6.550 acre tract described in a deed to Karen S. Duncan, recorded in Document No. 201516611, Bastrop County Official Public Records, for the southwest corner of this tract.

THENCE with the west line of the 47.754 acre tract and east line of the 6.550 acre tract, N 30 deg. 28 min. 50 sec. E, 686.35 feet to a ½ inch iron rod found, the northeast corner of the Duncan 6.550 acre tract, the southeast corner of the 11.606 acre tract for an interior corner of this tract.

THENCE with the south of the 11.606 acre tract, 6.749 acre tract, the north line of the Duncan 6.550 acre tract and the Community Bank and Trust 5.050 acre tract, N 59 deg. 53 min. 17 sec. W, 788.32 feet to the POINT OF BEGINNING, containing 31.198 acre of land.



Michael D. Olson
Reg. Pro. Land Surveyor 5386
Order#210208-Abel



Date Created: 03.26.21

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