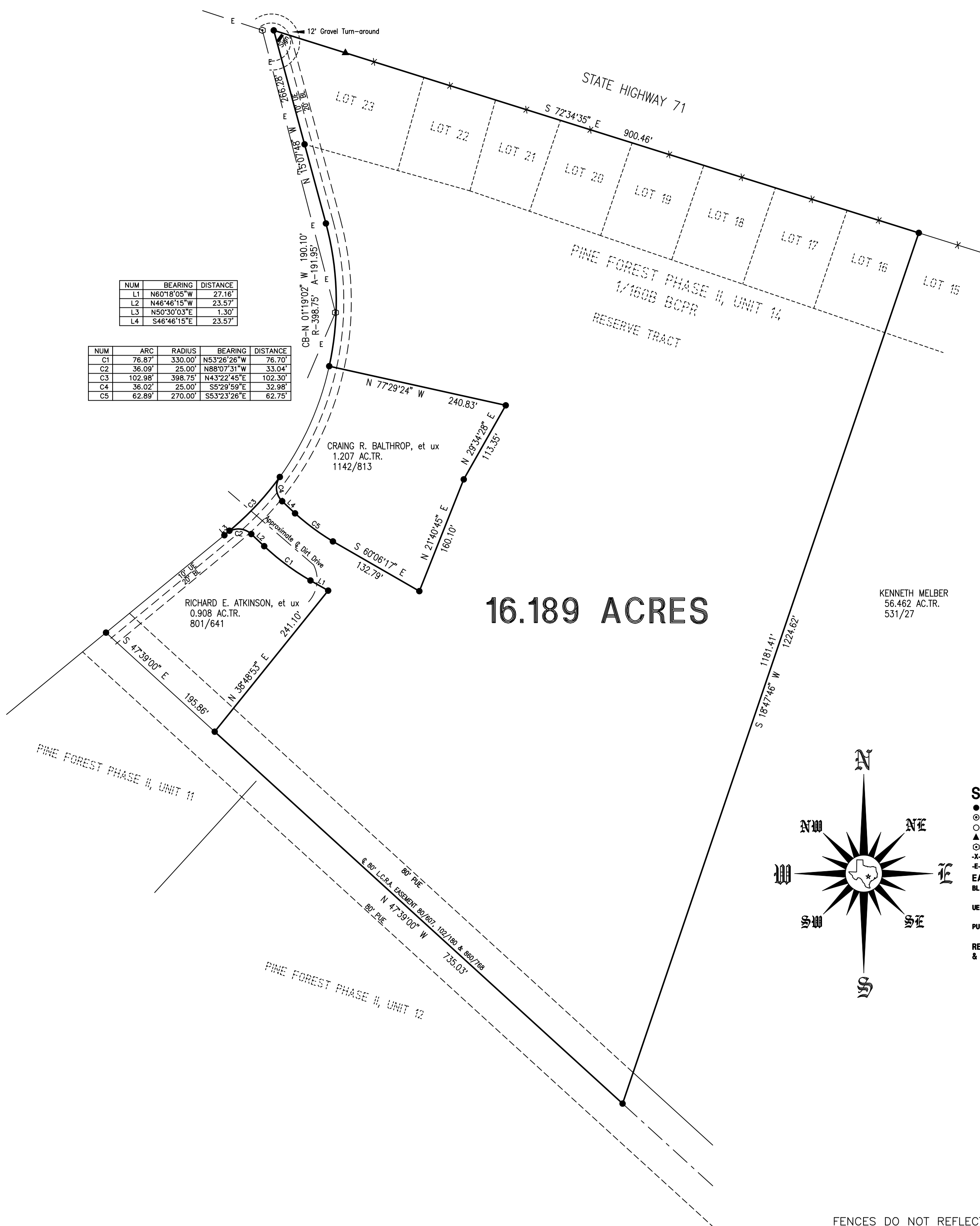


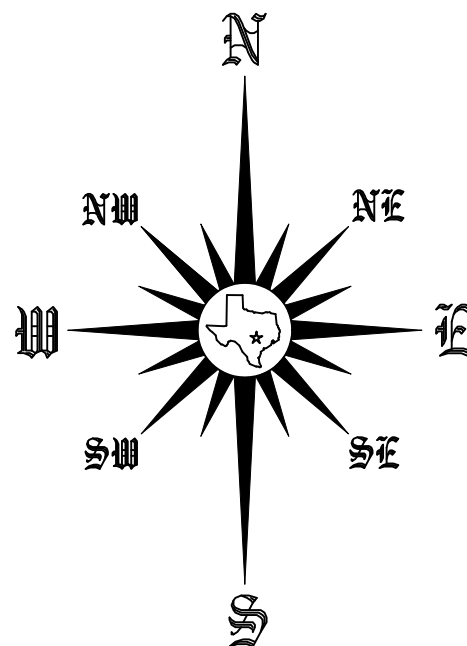
BENJAMIN BOWLES SURVEY, A-14



NUM	BEARING	DISTANCE
L1	N60°18'05"W	27.16'
L2	N46°46'15"W	23.57'
L3	N50°30'03"E	1.30'
L4	S46°46'15"E	23.57'

NUM	ARC	RADIUS	BEARING	DISTANCE
C1	76.87'	330.00'	N53°26'26"W	76.70'
C2	36.09'	25.00'	N88°07'31"W	33.04'
C3	102.98'	398.75'	N43°22'45"E	102.30'
C4	36.02'	25.00'	S5°29'59"E	32.98'
C5	62.89'	270.00'	S53°23'26"E	62.75'

16.189 ACRES



SCALE: 1" = 100'

- IRON ROD FOUND
- IRON PIPE FOUND
- 5/8 IRON ROD SET
- ▲ FENCE POST
- UTILITY POLE
- x- FENCE LINE
- E- ELECTRIC LINE

EASEMENT ABBREVIATIONS

- BL BUILDING LINE
- per PLAT
- UE UTILITY EASEMENT
- per PLAT
- PUE PUBLIC UTILITY EASEMENT
- per PLAT

RESTRICTIONS: 657/706 & 1/160B BCPR

FENCES DO NOT REFLECT PROPERTY LINES

**DALE L. OLSON**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
711 WATER STREET (512) 321-5476 BASTROP, TEXAS

SURVEY PLAT  
of a 16.189 ACRE TRACT in the BENJAMIN BOWLES SURVEY, being PORTIONS OF LOTS 16 through 23 and the RESERVE TRACT in PINE FOREST, PHASE II, UNIT 14, recorded in PLAT CABINET 1, PAGE 160B, PLAT RECORDS of BASTROP COUNTY, TEXAS.

SCALE:	1" = 100'	T. JAY & MAXANN COLLINS		
DRAFTSMAN:	D. BROOKS			
DATE:	05 DEC 05	DISK-FILE	268-1	ORDER # 147305
				PLAT FILE # 2888 M

0522055

## **DALE L. OLSON**

Registered Professional Land Surveyor

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Bastrop, TX 78602

Phone (512) 321-5476 \* Fax (512) 303-5476

FIELD NOTES FOR A 16.189 ACRE TRACT IN THE BENJAMIN BOWLES SURVEY, BASTROP COUNTY, TEXAS.

BEING a 16.189 acre tract or parcel of land out of and being a part of the Benjamin Bowles Survey, A-14, in Bastrop County, Texas, and being a part of Lots No. 16 through 23 and a part of the 66.8817 acre Reserve Tract in Unit Fourteen (14,) Pine Forest Phase II, a subdivision in Bastrop County, Texas, as recorded in Plat Cabinet 1, Page 160B, Bastrop County Plat Records and being a part of that certain 18.310 acre tract described in a deed from Tahitian Village Corporation to Colovista Estates, Inc., recorded in Volume 339, Page 149, Bastrop County Deed Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the west or southwest corner of the before mentioned 66.8817 acre Reserve and said 18.310 acre tract, a ½ inch iron rod found at the intersection of the center of an 80 foot L.C.R.A. Transmission Line Easement, with the east line of McAllister Road, the southwest corner of that certain 0.908 acre tract described in a deed from Malcolm G. Schmid, et ux, to Richard E. Atkinson, et ux, recorded in Volume 801, Page 641, Bastrop County Deed Records.

THENCE with the center of said 80 foot easement and south or southwest line of the 66.8817 acre Reserve and 18.310 acre tract, S 47 deg. 39 min. 00 sec. E, 195.86 feet to a ½ inch iron rod found at the south or southeast corner of the said Atkinson 0.908 acre tract for the POINT OF BEGINNING, the west or southwest corner of this tract.

THENCE with the east or southeast line of the Atkinson tract, N 38 deg. 48 min. 53 sec. E, 241.10 feet to the east or northeast corner of same, a ½ inch iron rod found in the south line of a proposed 60 foot roadway for an interior corner of this tract.

THENCE with the south line of the proposed roadway and north line of the Atkinson tract, N 60 deg. 18 min. 05 sec. W, 27.16 feet to a ½ inch iron rod found at the beginning of a curve to the right.

THENCE with said curve to the right whose radius is 330.00 feet; whose long chord bears N 53 deg. 26 min. 26 sec. W, 76.70 feet; 76.87 feet along the arc to a ½ inch iron rod found at the end of said curve.

THENCE continuing N 46 deg. 46 min. 15 sec. W, 23.57 feet to a ½ inch iron rod found at the beginning of a curve to the left.

THENCE with said curve to the left whose radius is 25.00 feet; whose long chord bears N 88 deg. 07 min. 31 sec. W, 33.04 feet; 36.09 feet along the arc to a ½ inch iron rod found where same intersects the east line of McAllister Road and said 18.310 acre and Reserve tract, the north or northwest corner of the Atkinson 0.908 acre tract for an angle corner of this tract.

THENCE with the east line of McAllister Road and west line of the 18.310 acre and 66.8817 acre Reserve tract, N 50 deg. 30 min. 03 sec. E, 1.30 feet to a ½ inch iron rod found at the beginning of a curve to the left.

THENCE with said curve to the left whose radius is 398.75 feet; whose long chord bears N 43 deg. 08 min. 45 sec. E, 102.30 feet; 102.58 feet along the arc to a ½ inch iron rod found where same intersects the north line of the before mentioned proposed 60 foot roadway, the southwest corner of that certain 1.207 acre tract described in a deed from Jack D. Curtis, Jr., et ux, to Craig R. Balthrop, et ux, recorded in Volume 1142, Page 813, Bastrop County Deed Records for an angle corner of this tract.

THENCE with the north or northeast line of the proposed 60 foot roadway and south or southwest line of the Balthrop 1.207 acre tract, along a curve to the left whose radius is 25.00 feet; whose long chord bears S 05 deg. 29 min. 59 sec. E, 32.98 feet; 36.02 feet along the arc to a ½ inch iron rod found at the end of said curve.

THENCE continuing S 46 deg. 46 min. 15 sec. E, 23.57 feet to a ½ inch iron rod found at the beginning of a curve to the left.

THENCE with said curve to the left whose radius is 270.00 feet; whose long chord bears S 53 deg. 23 min. 26 sec. E, 62.75 feet; 62.89 feet along the arc to a ½ inch iron rod found at the end of said curve.

THENCE continuing with the north line of said proposed roadway and south line of the 1.207 acre tract, S 60 deg. 06 min. 17 sec. E, 132.79 feet to a ½ inch iron rod found at the southeast corner of the Balthrop tract for an interior corner of this tract.

THENCE with the east line of the Balthrop tract, N 21 deg. 40 min. 45 sec. E, 160.10 feet to a ½ inch iron rod found; N 29 deg. 34 min. 28 sec. E, 113.35 feet to the northeast corner of same, a ½ inch iron rod found for an interior corner of this tract.

THENCE with the north line of the Balthrop 1.207 acre tract, N 77 deg. 29 min. 24 sec. W, 240.83 feet to the northwest corner of same, a ½ inch iron rod found in the curving east line of McAllister Road and west line of the 18.310 acre and 66.8817 acre Reserve tract, for an angle corner of this tract.

THENCE with the east line of McAllister Road and west line of the 18.310 acre and Reserve tract, along the said curve to the left whose radius is 398.75 feet; whose long chord bears N 01 deg. 18 min. 59 sec. W, 190.10 feet; 191.95 feet along the arc to a ½ inch iron rod found at the end of said curve.

THENCE continuing with the east line of McAllister Road and west line of the 18.310 acre tract and west line of the Reserve tract and before mentioned Lot No. 23, N 15 deg. 07 min. 48 sec. W, at 109.16 feet pass the northwest corner of the Reserve tract and southwest corner of Lot No. 23, in all, 266.28 feet to a ½ inch iron rod found where same intersects the relocated south line of State Highway No. 71, the northwest corner of the said 18.310 acre tract for the northwest corner of this tract.

THENCE with the south line of State Highway No. 71 and north line of the 18.310 acre tract, S 72 deg. 34 min. 35 sec. E, 900.46 feet to a ½ inch iron rod found at the northeast corner of the 18.310 acre tract, the northwest corner of that certain 56.462 acre tract described in a deed from Dennis Reese, Trustee, to Kenneth Melber, recorded in Volume 531, Page 27, Bastrop County Deed Records for the northeast corner of this tract.

THENCE with the east line of the 18.310 acre tract and west line of the 56.462 acre tract, S 18 deg. 47 min. 46 sec. W, at 1181.41 feet pass the southwest corner of the 56.462 acre tract, a point in the north line of the before mentioned 80 foot LCRA easement, in all, 1224.62 feet to a ½ inch iron rod found in the center of said easement and south line of the said Reserve tract, the southeast corner of the 18.310 acre tract for the southeast corner of this tract.

THENCE with the center of said easement, the south line of the 18.310 acre tract and Reserve tract, N 47 deg. 39 min. 00 sec. W, 735.03 feet to the POINT OF BEGINNING, containing 16.189 acres of land.

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Dale L. Olson  
Reg. Pro. Land Surveyor 1753

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OR Michael D. Olson  
Reg. Pro. Land Surveyor 5386

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Order #: 147305

Date Created: 12/08/05