

STATE OF TEXAS

COUNTIES OF BASTROP & FAYETTE

LAND DESCRIPTION

Tract 1

Being a **10.989 acre** tract of land, a part of the G. W. Whitesides Survey, Abstract 69, Bastrop County, Texas, and the G. W. Whitesides Survey, Abstract 106, Fayette County, Texas, and being all of a 10.988 acre First Tract conveyed to Lonnie C. Wormley Revocable Trust by deed recorded in volume 1243, page 914 of the Official Public Records of Bastrop County, Texas. Said 10.989 acre Tract 1 being more particularly described as follows:

BEGINNING at a 5/8 inch rebar with cap marked "5090" set in the East line of a 40.156 acre tract conveyed to Ruth Frost by deed recorded in volume 1323, page 538, for the Southwest corner of a 10.988 acre tract conveyed to James Edward Mitschke et ux by deed recorded in volume 897, page 504, the Northwest corner of a Thirty (30') foot wide Permanent Easement and Right of Way recorded in volume 548, page 95, and in volume 792, page 897, the Northwest corner of said 10.988 acre Wormley Revocable Trust tract, and the Northwest corner hereof;

THENCE with the South line of said 10.988 acre Mitschke tract, the North line of said Easement and Right of Way, the North line of said 10.988 acre Wormley Revocable Trust tract, **North 87 deg. 23 min. 28 sec. East** at 30.00 feet pass a 5/8 inch rebar with cap marked "5090" set for the Northeast corner of said Easement and Right of Way, and continuing for a total distance of **1846.33 feet** to a 5/8 inch rebar with cap marked "5090" set in the West line of a 100 acre tract conveyed to Melvin Pietsch by deed recorded in volume 143, page 12, for the Southeast corner of said 10.988 acre Mitschke tract, the Northeast corner of said 10.988 acre Wormley Revocable Trust tract, and the Northeast corner hereof;

THENCE with the West line of said 100 acre Pietsch tract, the East line of said 10.988 acre Wormley Revocable Trust tract, **South 02 deg. 48 min. 42 sec. East** at approximately 32 feet pass a point in the Northwest line of said Whitesides Survey, Abstract 106, Fayette County, Texas, and the Southeast line of said Whitesides Survey, Abstract 69, Bastrop County, Texas, at 116.58 feet pass a point for the Northwest corner of a 35.604 acre tract conveyed to Walter Edward Noack et ux by deed recorded in volume 1017, page 285, the Southwest corner of said 100 acre Pietsch tract, and continuing for a total distance of **259.42 feet** to a 1/2 inch rebar found for the Northeast corner of a 10.988 acre Tract Three conveyed to Lela L. Anderson by deed recorded in volume 548, page 95, the Northeast corner of a 10.987 acre Tract 2 this day surveyed, the Southeast corner of said 10.988 acre Wormley Revocable Trust tract, and the Southeast corner hereof;

THENCE with the North line of said 10.988 acre Anderson tract, the North line of said 10.987 acre Tract 2 this day surveyed, the South line of said 10.988 acre Wormley Revocable Trust tract, **South 87 deg. 23 min. 28 sec. West** at approximately 224 feet pass a point in the Northwest line of said Whitesides Survey, Abstract 106, Fayette County, Texas, and the Southeast line of said Whitesides Survey, Abstract 69, Bastrop County, Texas, at 1814.15 feet pass a 5/8 inch rebar with cap marked "5090" set in the East line of said Easement and Right of Way, and continuing for a total distance of **1844.15 feet** to a 5/8 inch rebar with cap marked "5090" set in the East line of said 40.156 acre Frost tract, for the Northwest corner of said 10.988 acre Anderson tract, the Northwest corner of said 10.987 acre Tract 2

this day surveyed, the Southwest corner of said 10.988 acre Wormley Revocable Trust tract, and the Southwest corner hereof;

THENCE with the East line of said 40.156 acre Frost tract, the West line of said 10.988 acre Wormley Revocable Trust tract, **North 03 deg. 17 min. 40 sec. West - 259.44 feet** to the **PLACE OF BEGINNING** and containing **10.989 acres** of land.

Bearings are Grid NAD 83, Texas Coordinate System, Central Zone. Reference is hereby made to a plat attached hereto and made a part hereof.

I hereby certify that this description is an accurate representation of an on the ground survey completed under my supervision in April 2017 and that this survey substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Condition IV Survey.



Sharon P. Becker

Sharon P. Becker

Professional Land Surveyor

Number 5090

Date of signature: 04-19-17

Weiser Becker Surveyors, P.C.

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FN 10015700