**LEGAL DESCRIPTION:** Being 169.399 acres of land out of the J. Garrett Survey, Abstract No. 182 in Bastrop County, Texas and being a combination of the remaining portion of 169.75 acre tract described in Volume 499, Page 203 of the Official Public Records of said Bastrop County, Texas, that certain 26.50 acre tract described Volume 1212, Page 801 of said Official Public Records of said Bastrop County, Texas and that certain 13.25 acre tract described in Volume 1212, Page 812 of said Official Public Records; Said 26.486 acre tract being more particularly described as follows and as surveyed under the supervision of Cross Texas Land Services Inc in April & May 2022:

**BEGINNING** at a ½” iron rod at a fence corner post found in the north line of that certain 13.25 acre tract described in Volume 1212, Page 808 of said Official Public Records for the southwest corner of that certain 21.127 acre tract described in Volume 1106, Page 547 of said Official Public Records, the southeast corner of said 26.50 acre tract and the southeast corner hereof;

THENCE along the north line of said 13.25 acre tract, the following 8 courses:

1. North 35°41'14" West a distance of 203.32 feet to a ½” iron rod with cap set;
2. North 26°59'32" West a distance of 167.20 feet to a calculated point;
3. North 66°54'57" West a distance of 369.81 feet to a ½” iron rod with cap set;
4. South 06°57'51" East a distance of 67.03 feet to a ½” iron rod with cap set;
5. South 06°23'19" East a distance of 633.75 feet to a ½” iron rod with cap set;
6. North 87°58'09" East a distance of 382.95 feet to a ½” iron rod with cap set;
7. South 44°40'32" East a distance of 175.11 feet to a ½” iron rod with cap set;
8. South 09°22'35" East a distance of 344.73 feet to a ½” iron rod with cap set in the north line of the M. K. & T. Railroad for the southwest corner of said 13.25 acre tract and the southeast corner hereof;

THENCE along the north line of the M. K. & T. Railroad, the following 2 courses:

1. North 87°41'56" West a distance of 1251.25 feet to a calculated point;
2. Along a curve turning to the left with an arc length of 1068.74 feet, with a radius of 1481.79 feet, with a chord of South 71°02'05" West a distance of 1045.72 feet to a ½” iron rod at a fence corner post found for the south end of a boundary line agreement described in Doc. #201615141 of said Official Public Records, the southeast corner of that certain 310.247 acre tract described in Volume 1994, Page 519 of said Official Public Records, the southwest corner of said 169.75 acre tract and the southwest corner hereof;

THENCE along said boundary line agreement, the following 2 courses:

1. North 07°42'12" East a distance of 2790.06 feet to a calculated point;
2. North 08°01'36" East a distance of 1109.25 feet to a 8” cedar fence corner post found in the south line of that certain 46.088 acre tract described in Volume 1722, Page 278 of said Official Public Records for the northeast corner of said 310.247 acre tract, the northwest corner of said 169.75 acre tract, the north corner of said boundary line agreement and the northwest corner hereof;

THENCE North 77°33'00" East a distance of 2080.65 feet along the south line of said 46.088 acre tract and north line of said 169.75 acre tract to a 10” cedar fence corner post found for the northwest corner of that certain 10.187 acre tract described in Volume 692, Page 196 of said Official Public Records, the northeast corner of said 169.75 acre tract and the northeast corner hereof;

THENCE along the east line of said 169.75 acre tract, the following 5 courses:

1. South 07°14'56" West a distance of 781.36 feet along the west line of said 10.187 acre tract to a ½” iron rod at a fence corner post found for the southwest corner of said 10.187 acre tract and the northwest corner of that certain 10.566 acre tract described as Tract A in Volume 1238, Page 356 of said Official Public Records;
2. South 07°17'15" West a distance of 466.70 feet along the west line of said 10.566 acre tract to a ½” iron rod at a fence corner post found for the southwest corner of said 10.566 acre tract and the northwest corner of that certain 10.566 acre tract described as Tract B in Volume 1238, Page 356 of said Official Public Records;
3. South 07°17'35" West a distance of 467.08 feet along the west line of said 10.566 acre tract to a ½” iron rod at a fence corner post found for the southwest corner of said 10.566 acre tract and the northwest corner of that certain 9.88 acre tract described in Volume 381, Page 591 of said Official Public Records;
4. South 07°19'24" West a distance of 737.45 feet along the west line of said 9.88 acre tract to a ½” iron rod at a fence corner post found for the southwest corner of said 9.88 acre tract and the northwest corner of said 21.127 acre tract;
5. South 07°21'05" West a distance of 908.59 feet along the west line of said 21.127 acre tract to the **POINT OF BEGINNING** containing 169.399 acres more or less, and as shown hereon.

Note: Bearings, distances and acreage shown hereon are NAD 83, Texas Central Zone and are derived from GPS techniques. Iron Rod set are 1/2 inch rod with plastic caps marked “CTLS”.