

LEGAL DESCRIPTION

SURVEY OF TRACT 3B, 29.35 ACRES OF LAND IN THE JOHN G. WELCHMEYER SURVEY, ABSTRACT NUMBER 355, BASTROP COUNTY, TEXAS AND BEING OUT OF AND A PORTION OF THAT CALLED TRACT 3, 116.763 ACRES OF LAND DESCRIBED TO ELSIE POWELL ROSS IN THAT CERTAIN PARTITION WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 200813568, OFFICIAL PUBLIC RECORDS BASTROP COUNTY, TEXAS, THE HEREIN DESCRIBED 29.35 ACRES OF LAND BEING SHOWN ON A SKETCH PREPARED HERewith AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (WA2669-2021)

BEGINNING at a one-half inch capped iron rod set stamped "RPLS 5548" having grid coordinates in United States survey feet of North(y) 9976613.484, East(x) 3205077.251, United States state plane coordinate system, Texas Central Zone 4203, North American Datum 1983, for the east corner of the herein described Tract 3B, 29.35 acres of land, same being the south corner of a simultaneously created Tract 3C, 29.35 acres of land out of the said Ross 116.763 acres of land, same being a point on the southeast line of the Ross 116.763 acres of land and the northwest line of that certain thirty-foot (30') roadway and utility easement as depicted on the plat in Volume 815, Page 712, Official Records Bastrop County, Texas;

THENCE South 28°07'45" West, 578.51 feet along the common dividing line of the said Ross 116.763 acres of land, the said roadway and utility easement and then a northwest line of that called 582.14 acres of land described Christopher Robbin Lentz in that certain General Warranty Deed as recorded in Document Number 200105846, Official Public Records Bastrop County, Texas; to one-half inch capped iron rod set stamped "RPLS 5548" for the south corner of the herein described Tract 3B, 29.35 acres of land and the said Ross 116.763 acres of land, same being a point on the said Lentz 582.14 acres of land and the upper east corner of that called Tract 5, 58.381 acres of land described to C.Y. Powell, IV; in that certain Partition Warranty Deed as recorded in Document Number 200813564, Official Public Records Bastrop County, Texas and from this point a one-half inch iron rod found for an interior angle corner in the southeast line of the said Powell 58.381 acres of land, same being an exterior angle corner in a northwest line of the said Lentz 582.14 acres of land bears South 28°07'45" West, 107.37 feet;

THENCE North 62°56'47" West, 1606.39 feet along the common dividing line of the said Ross 116.763 acres of land and the said Powell 58.381 acres of land to a one-half inch iron rod found for the west corner of the herein described Tract 3B; 29.35 acres of land; same being a point on the southwest line of the said Ross 116.763 acres of land and the common north corner of the said Powell 58.381 acres of land and that called Tract 4, 58.381 acres of land described to C.Y. Powell III, in that certain Partition Warranty Deed as recorded in Document Number 200813567, Official Public Records Bastrop County, Texas and the south corner of a simultaneously created Tract 3A, 58.00 acres of land out of the said Ross 116.763 acres of land;

THENCE North 26°53'03" East, 1016.17 feet and crossing over and severing from said Ross 116.763 acres of land, same being the common dividing line of the herein described Tract 3B, 29.35 acres of land and the said Tract 3A, 58.00 acres of land to a one-half inch capped iron rod set stamped "RPLS 5548" for the north corner of the herein described 29.35 acres of land, same being the east corner of the said Tract 3A; 58.00 acres of land and a point on the south line of a simultaneously created Tract 1A; 58.37 acres of land and the common dividing line of the said Ross 116.763 acres of land and that called Tract 1, 116.763 acres of land described to Linda Powell Brock in that certain Partition Warranty Deed as recorded in Document Number 200813569; Official Public Records Bastrop County, Texas;

THENCE South 72°53'18" East, 51.24 feet along the common dividing line of the said Ross 116.763 acres of land and the said Brock 116.763 acres of land, same being the common dividing line of the herein described Tract 3B, 29.35 acres of land and the said Tract 1A, 58.37 acres of land to a one-half inch iron rod found for a northeast corner of the herein described 29.35 acres of land, same being the common east corner of the said Ross and Brock 116.763 acres of land, same being a point on the west line of that called 25.000 acres of land described Daniel Frank Ingram in that certain Partition Warranty Deed as recorded in Document Number 201810768; Official Public Records Bastrop County, Texas and the southeast corner of the said Tract 1A, 58.37 acres of land;

THENCE along the common dividing line of the said Ross 116.763 acres of land and the said Ingram 25.000 acres of land the following three (3) courses and distances:

- 1) South 02°59'30" East, 514.72 feet to a one-half inch iron rod found for an interior angle corner of the herein described Tract 3B, 29.35 acres of land and the said Ross 116.763 acres of land, same being the southwest corner of the said Ingram 25.000 acres of land;
- 2) South 78°57'09" East, 108.88 feet to a one-half inch iron rod found for an interior angle corner of the herein described Tract 3B, 29.35 acres of land and the said Ross 116.763 acres of land, same being the most southerly corner of the said Ingram 25.000 acres of land;
- 3) North 50°30'55" East, 438.58 feet to a one-half inch capped iron rod set stamped "RPLS 5548" for the lower north corner of the herein described Tract 3B, 29.35 acres of land, same being the west corner of the said Tract 3C, 29.35 acres of land, same being a point on the common dividing line of the said Ross 116.763 acres of land and the said Ingram 25.000 acres of land and from this point a one-half inch iron rod found on last said common dividing line for an exterior angle corner

of the said Ross 116.763 acres of land, same being an interior angle corner of the said Ingram 25.000 acres of land bears North 50°30'55" East, 303.67 feet;

THENCE South 40°10'57" East, 1120.04 feet and crossing over and severing from said Ross 116.763 acres of land, same being the common dividing line of the herein described Tract 3B, 29.35 acres of land and the said Tract 3C, 29.35 acres of land to the POINT OF BEGINNING and containing 29.35 acres of land, more or less, within these metes and bounds.

BASIS OF BEARINGS: Lambert Conformal Projection, Grid North, United States State Plane Coordinate System, Texas Central Zone 4203, NAD83. Grid distances and area recited herein.

I, Robert C. Steubing, a Registered Professional Land Surveyor, do hereby certify that the above survey was made by me upon the ground and is true and correct according to my best belief and knowledge.



Robert C. Steubing

Robert C. Steubing
Registered Professional Land Surveyor State of Texas - No. 5548

07/21/2021

Date

LEGAL DESCRIPTION

PART-1 OF A FIFTEEN-FOOT (15') CENTERLINE DESCRIPTION OF AN INGRESS, EGRESS AND REGRESS EASEMENT IN THE JOHN G. WELCHMEYER SURVEY, ABSTRACT NUMBER 355, BASTROP COUNTY, TEXAS AND BEING A PORTION OF THAT CALLED TRACT 1, 116.763 ACRES OF LAND DESCRIBED LINDA POWELL BROCK IN THAT CERTAIN PARTITION WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 200813569, AND A PORTION OF THAT CALLED TRACT 3, 116.763 ACRES OF LAND DESCRIBED TO ELSIE POWELL ROSS IN THAT CERTAIN PARTITION WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 200813568, BOTH OFFICIAL PUBLIC RECORDS BASTROP COUNTY, TEXAS, THE HEREIN DESCRIBED CENTERLINE BEING SHOWN ON A SKETCH PREPARED HERewith AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (WA2669-2021)

BEGINNING at a rail road spike found in a gravel driveway having grid coordinates in United States survey feet of North(y) 9978620.203, East(x) 3199832.146, United States state plane coordinate system, Texas Central Zone 4203, North American Datum 1983, for the most-westerly end of the herein described fifteen-foot centerline easement, same being the common west corner of the said Brock and Ross 116.763 acres of land, same being the common west corner of a simultaneously created Tract 1A, 58.37 acres of land and a simultaneously created Tract 3A, 58.00 acres of land and a point on the southeast right of way line of Highgrove Road, a county road in Bastrop County, Texas, the width of which is as found occupied and used upon the ground;

THENCE crossing over the said Brock and Powell 116.763 acres of land and with the centerline of the herein described fifteen-foot easement with the approximate center line of an existing driving path the following twenty-four (24) courses and distances to point not set:

- 1.) S71°03'01"E for 44.60 feet to a one-half inch iron rod found on the common dividing line of the said Brock and Ross 116.763 acres of land;
- 2.) N85°53'13"E for 146.00 feet to a one-half inch iron rod found on the common dividing line of the said Brock and Ross 116.763 acres of land;
- 3.) N69°53'16"E for 227.41 feet and departing the common dividing line of the said Brock and Ross 116.763 acres of land and crossing over the said Brock 116.763 acres of land;
- 4.) N62°19'33"E for 60.91 feet;
- 5.) N52°41'07"E for 40.50 feet;
- 6.) N67°43'53"E for 91.74 feet;
- 7.) N74°52'11"E for 107.41 feet;
- 8.) S85°53'43"E for 36.38 feet;
- 9.) S68°53'08"E for 66.00 feet;
- 10.) S64°24'28"E for 346.79 feet;
- 11.) S61°47'42"E for 261.19 feet;
- 12.) S78°50'29"E for 34.78 feet;
- 13.) N89°12'37"E for 85.33 feet;
- 14.) N84°10'14"E for 97.85 feet to a point at the intersection of a Part-2 centerline description of an another fifteen-foot (15') ingress, egress and regress easement running north south;
- 15.) S72°26'44"E for 814.91 feet;
- 16.) S75°41'35"E for 143.99 feet;
- 17.) S70°18'29"E for 94.51 feet;
- 18.) S73°05'38"E for 639.90 feet;
- 19.) S72°53'22"E for 892.12 feet;
- 20.) S46°55'20"E for 29.70 feet to a point on the common dividing line of the said Brock and Ross 116.763 acres of land and from this point a one-half inch iron rod found for the common east corner of the said Tract 1A, 58.37 acres of land and the said Tract 3A, 58.00 acres of land, same being the common east corner of the said Brock and Ross 116.763 acres of land and a point on the west line of that called 25.000 acres of land described to Daniel Frank Ingram in that certain Partition Warranty Deed as recorded in Document Number 201810768, Official Public Records, Bastrop County, Texas, bears South 72°53'18" East, 25.61 feet;
- 21.) S04°14'00"E for 418.03 feet crossing over the said Ross 116.763 acres of land;
- 22.) S02°59'30"E for 117.31 feet;
- 23.) S78°57'09"E for 127.67 feet;
- 24.) N50°30'55"E for 445.66 feet to the terminus on the common dividing line of a simultaneously created Tract 3B, 29.35 acres of land and Tract 3C, 29.35 acres of land out of the said Ross 116.763 acres of land and from this point a one-half inch capped iron rod set for the common west corner of the said Tract 3B, 29.35 acres of land and the said Tract C, 29.35 acres of land, same being a point on the common dividing line of the said Ross 116.763 acres of land and the said Ingram 25.000 acres of land bears North 39°29'05" West, 15.00 feet.

BASIS OF BEARINGS: Lambert Conformal Projection, Grid North, United States State Plane Coordinate System, Texas Central Zone 4203, NAD83. Grid distances and area recited herein.

I, Robert C. Steubing, a Registered Professional Land Surveyor, do hereby certify that the above survey was made by me upon the ground and is true and correct according to my best belief and knowledge.



Robert C. Steubing

Robert C. Steubing
Registered Professional Land Surveyor State of Texas - No. 5548

07/21/2021

Date