

FIELD NOTE DESCRIPTION FOR 112.30 ACRE TRACT OF LAND, SITUATED IN BASTROP COUNTY, TEXAS:

BEING A 112.30 ACRE TRACT OF LAND, OUT OF THE EDWARD JENKINS SURVEY NO. 15, ABSTRACT NO. 41, BEING THE REMAINING ACREAGE OF THE TRACT CONVEYED BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO IVAN S. FRITSCHKE AND NANCY M. FRITSCHKE AS RECORDED IN VOLUME 297, PAGE 452, OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a corner fence post, lying in the northwest right-of-way line of Glass Lane, a public road, marking the east corner of a 99.54 acre tract of land, conveyed by Special Warranty Deed to Jimmy Arnold, as recorded in Volume 2199, Page 634 of the Official Public Records of Bastrop County, Texas, for the south corner of said 112.30 acre tract;

THENCE, North $47^{\circ}48'58''$ West, along the southwest line of said 112.30 acre tract, common with the northeast line of said 99.54 acre tract, passing a 3-way corner fence post at 2811.20 feet, for a total distance of 2,964.98 feet, to a calculated point, lying in the center line of cedar creek and along the southeast line of a 111.104 acre tract of land, conveyed by Warranty Deed to Roy Rose and Lisa Rose, as recorded in Document No. 201512022 of the Official Public Records of Bastrop County, Texas, for the north corner of said 99.54 acre tract, for the west corner of this tract;

THENCE, generally along the centerline of Cedar Creek, with the southeast and south lines of said 111.104 acre tract, and south line of a 53.41 acre tract of land, conveyed by Warranty Deed with Vendor's Lien to A&D Holding Company LLC, as recorded in Document No. 202415216 of the Official Public Records of Bastrop County, Texas, for the northwest and north lines of this tract, the following thirty-one (31) calls and distances:

- 1) North $38^{\circ}13'15''$ East, a distance of 15.66 feet, to a calculated point, for an angle corner of this tract;
- 2) North $46^{\circ}31'05''$ East, a distance of 112.02 feet, to a calculated point, for an angle corner of this tract;
- 3) North $31^{\circ}44'29''$ East, a distance of 55.17 feet, to a calculated point, for an angle corner of this tract;
- 4) North $48^{\circ}35'30''$ East, a distance of 119.86 feet, to a calculated point, for an angle corner of this tract;
- 5) North $56^{\circ}46'14''$ East, a distance of 58.55 feet, to a calculated point, for an angle corner of this tract;
- 6) North $51^{\circ}42'05''$ East, a distance of 329.87 feet, to a calculated point, for an angle corner of this tract;
- 7) North $64^{\circ}02'43''$ East, a distance of 367.90 feet, to a calculated point, for an angle corner of this tract;

- 8) North $58^{\circ}08'04''$ East, a distance of 214.51 feet, to a calculated point, for an angle corner of this tract;
- 9) North $47^{\circ}58'11''$ East, a distance of 155.67 feet, to a calculated point, for an angle corner of this tract;
- 10) North $50^{\circ}30'22''$ East, a distance of 125.65 feet, to a calculated point, for an angle corner of this tract;
- 11) North $59^{\circ}27'37''$ East, a distance of 84.38 feet, to a calculated point, for an angle corner of this tract;
- 12) North $51^{\circ}18'33''$ East, a distance of 115.72 feet, to a calculated point, for an angle corner of this tract;
- 13) North $60^{\circ}53'15''$ East, a distance of 122.19 feet, to a calculated point, for an angle corner of this tract;
- 14) North $63^{\circ}20'07''$ East, a distance of 159.63 feet, to a calculated point, for an angle corner of this tract;
- 15) North $59^{\circ}42'08''$ East, a distance of 118.47 feet, to a calculated point, for an angle corner of this tract;
- 16) North $65^{\circ}16'15''$ East, a distance of 99.87 feet, to a calculated point, for an angle corner of this tract;
- 17) North $69^{\circ}33'50''$ East, a distance of 110.98 feet, to a calculated point, for the north corner of this tract;
- 18) North $80^{\circ}32'19''$ East, a distance of 190.08 feet, to a calculated point, for an angle corner of this tract;
- 19) South $83^{\circ}58'53''$ East, a distance of 75.49 feet, to a calculated point, for an angle corner of this tract;
- 20) South $56^{\circ}37'58''$ East, a distance of 77.97 feet, to a calculated point, for an angle corner of this tract;
- 21) South $46^{\circ}28'13''$ East, a distance of 102.24 feet, to a calculated point, for an angle corner of this tract;
- 22) South $26^{\circ}47'43''$ East, a distance of 110.80 feet, to a calculated point, for an angle corner of this tract;

- 23) South 23°49'14" East, a distance of 57.42 feet, to a calculated point, for an angle corner of this tract;
- 24) South 13°40'25" East, a distance of 81.87 feet, to a calculated point, for an angle corner of this tract;
- 25) South 19°43'54" East, a distance of 102.47 feet, to a calculated point, for an angle corner of this tract;
- 26) South 31°50'39" East, a distance of 106.18 feet, to a calculated point, for an angle corner of this tract;
- 27) South 37°49'21" East, a distance of 66.15 feet, to a calculated point, for an angle corner of this tract;
- 28) South 69°16'07" East, a distance of 68.51 feet, to a calculated point, for an angle corner of this tract;
- 29) South 51°15'34" East, a distance of 261.06 feet, to a calculated point, for an angle corner of this tract;
- 30) South 48°58'02" East, a distance of 90.73 feet, to a calculated point, for an angle corner of this tract;
- 31) South 65°18'35" East, a distance of 349.40 feet, to a calculated point, for an angle corner of this tract;

THENCE, South 42°37'57" West, along the southeast line of said 112.30 acre tract, common with the northwest line of a 33.5820 acre tract of land, conveyed by Warranty Deed to Brian Cronin, as recorded in Document No. 202108262, of the Official Public Records of Bastrop County, Texas, a distance of 1,382.32 feet, to a ½" iron rod found, for the west corner of said 33.5820 acre tract, for an angle corner of this tract;

THENCE, South 46°53'46" East, along the northeast line of said 112.30 acre tract, common with the southwest line of a 33.5820 acre tract, a distance of 281.61 feet, to a ½" iron rod w/ blue cap J.E. Garon RPLS 4303 found, lying in the southwest line of said 33.5820 acre tract, marking the north corner of a 10.769 acre tract of land, conveyed by General Warranty Deed to Midwinter Development LLC, as recorded in Document No. 202313111, of the Official Public Records of Bastrop County, Texas, for an angle corner of this tract;

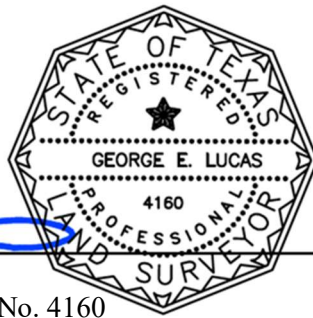
THENCE, South 54°31'05" West, along the east line of said 112.30 acre tract, common with the west line of a 10.769 acre tract, a distance of 690.01 feet, to a ½" iron rod w/ blue cap J.E. Garon RPLS 4303 found, marking an angle corner of said 10.769 acre tract of land, for an angle corner of this tract;

THENCE, along the southeast line of said 112.30 acre tract, common with the northwest line of said 10.769 acre tract, the following three (3) calls and distances:

- 1) South 28°31'04" East, a distance of 279.63 feet, to a ½" iron rod w/ blue cap J.E. Garon RPLS 4303 found, for an angle corner of this tract;

- 2) South $38^{\circ}04'37''$ East, a distance of 228.61 feet, to a cotton gin spindle found, for an angle corner of this tract;
- 3) South $37^{\circ}54'06''$ East, a distance of 191.11 feet, to a cotton gin spindle found, for an angle corner of this tract;

THENCE, South $42^{\circ}03'19''$ West, along the south line of said 112.30 acre tract, common with a northwest right-of-way line of said Glass Lane, a distance of 200.30 feet, to the POINT OF BEGINNING containing 112.30 acres of land, more or less.



George E. Lucas

Registered Professional Land Surveyor No. 4160

Celco Surveying, Firm Registration No. 10193975

18018 Overlook Loop, Suite 105

San Antonio, Texas

Date: December 04, 2024

Bearing Basis: Texas State Plane Coordinate System, Central Zone, NAD 83