

20.020 ACRES  
L.C. CUNNINGHAM SURVEY, A-24  
BASTROP COUNTY, TX

FILE NO. 2025.059  
PROJECT: 617.251001  
DATE: 03/06/2025

### DESCRIPTION

20.020 ACRES SITUATED IN THE L.C. CUNNINGHAM SURVEY, ABSTRACT NO. 24, IN BASTROP COUNTY, TEXAS, BEING THAT CERTAIN 10.00 ACRE TRACT CONVEYED TO RICHARD W. QUESENBERRY, BY DEED OF RECORD IN VOLUME 710, PAGE 157, OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, ALSO BEING THAT CERTAIN 9.617 ACRE TRACT (CALLED "TRACT 1") AND A PORTION OF THAT CERTAIN TRACT CALLED "TRACT 2" CONVEYED TO RICHARD W. QUESENBERRY, BY DEED OF RECORD IN DOCUMENT NO. 201600278, OF SAID OFFICIAL PUBLIC RECORDS; SAID 20.020 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2-inch iron rod found in the northeast right-of-way line of FM 812 (r.o.w. varies), being the most westerly corner of that certain 2.089 acre tract conveyed to Kathy Bonner and Jacqueline Conklin, by Deed of record in Document No. 202013153, of said Official Public Records, for the most southerly corner of said 10.00 acre tract and hereof, from which a calculated point at an angle point in said northeast right-of-way line bears S47°18'47"E, a distance of 331.47 feet, and from which calculated point a disturbed TxDOT Type I monument found bears S01°06'42"W, a distance of 0.50 feet;

**THENCE**, N47°18'47"W, along said northeast right-of-way line, being the southwest line of said 10.00 acre tract, a distance of 638.46 feet to a 1/2-inch iron rod with "Manhard Consulting" cap set at the most westerly corner of said 10.00 acre tract, being the most southerly corner of said "Tract 2," for the most westerly corner hereof, from which a 1/2-inch iron rod found at the most westerly corner of said "Tract 2" bears N47°18'47"W, a distance of 496.76 feet;

**THENCE**, N42°41'13"E, leaving said northeast right-of-way line, along the southeast line of said "Tract 2" and that certain 1.00 acre tract (called "Tract 3") conveyed to Richard W. Quesenberry, by said Deed of record in Document No. 201600278, of said Official Public Records, being the northwest line of said 10.00 acre tract, a distance of 470.00 feet to a 1/2-inch iron rod with "Manhard Consulting" cap set at the most easterly corner of said 1.00 acre tract, for an angle point;

**THENCE**, N39°38'01"E, leaving the west line of said 10.00 acre tract, over and across said "Tract 2," a distance of 844.03 feet to a 1/2-inch iron rod with "Manhard Consulting" cap set in the northeast line of said "Tract 2," being the southwest line of that certain 348.92 acre tract conveyed to Robert N. Jones and wife, Diana L. Jones, by Deed of record in Volume 981, Page 95, of said Official Public Records, for the most northerly corner hereof, from which a 1/2-inch iron rod found at the most northerly corner of said "Tract 2" bears N47°08'23"W, a distance of 451.35 feet;

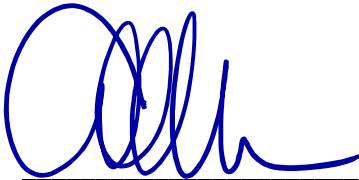
**THENCE**, S47°08'23"E, along the southwest line of said 348.92 acre tract, being the northeast lines of said "Tract 2" and said 9.617 acre tract, a distance of 711.42 feet to a 1/2-inch iron rod found at the most easterly corner of said 9.617 acre tract, being the most northerly corner of that certain 11.005 acre tract conveyed to Cory D. Nutt, by Deed of record in Document No. 202013154, of said Official Public Records, for the most easterly corner hereof;

**THENCE**, S44°16'55"W, leaving the southwest line of said 348.92 acre tract, along the northwest line of said 11.005 acre tract, being the southeast line of said 9.617 acre tract, a distance of 634.38 feet to a 1/2-inch iron rod with "Manhard Consulting" cap set at the most southerly corner of said 9.617 acre tract, being the most easterly corner of said 10.00 acre tract, for an angle point;

**THENCE**, S43°33'44"W, in part continuing along the northwest line of said 11.005 acre tract and in part along the northwest line of said 2.089 acre tract, being the southeast line of said 10.00 acre tract, a distance of 676.63 feet to the **POINT OF BEGINNING**, and containing 20.020 acres (872,079 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(2011), EPOCH 2010 DATUM, UTILIZING THE ALTERRA CENTRAL RTKNET VIRTUAL REFERENCE NETWORK.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF FEBRUARY, 2025, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.



ABRAM C. DASHNER  
TEXAS RPLS 5901  
MANHARD CONSULTING  
TBPLS FIRM NO. 10194754

