

**JAMES E. GARON
& ASSOCIATES, INC.**
PROFESSIONAL LAND SURVEYORS

924 Main Street
Bastrop, Texas 78602
512-303-4185
Fax 512-321-2107
jgaron@austin.rr.com

June 15, 2011

LEGAL DESCRIPTION: BEING 83.953 ACRES OF LAND LYING IN AND BEING SITUATED OUT OF THE GEORGE W. WHITESIDES SURVEY, ABSTRACT 69 IN BASTROP COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 40 ACRE AND 20 ACRE TRACT OF LAND CONVEYED TO WALTER DROEMER BY DEED RECORDED IN VOLUME 169, PAGE 551 AND ALL OF THAT CERTAIN 20 ACRE TRACT OF LAND CONVEYED TO WALTER DROEMER BY DEED RECORDED IN VOLUME 168, PAGE 671, ALL OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS; SAID 83.953 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN JUNET, 2011:

BEGINNING at a 1/2" iron rod found on the east margin of Center Union Road for a northwesterly corner hereof and said 20 acre tract of land conveyed in Volume 168, Page 671 of said deed records and the southwesterly corner of that certain 344.350 acre tract of land conveyed to Thelma T. Kieschnik by deed recorded in Volume 1497, Page 402 of said deed records from which a 5/8" iron rod with aluminum cap found bears North 76°46'44" West a distance of 6.90 feet;

THENCE North 89°39'16" East a distance of 1478.33 feet to a 1/2" iron rod found for the northeast corner of said 20 acre tract and an ell corner of said 344.350 acre tract;

THENCE North 01°36'15" West a distance of 299.52 feet to a fence corner post found for northwesterly corner of said 20 acre tract of land conveyed in Volume 169, Page 551 of said deed records and an ell corner of said 344.350 acre tract;

THENCE North 89°27'55" East a distance of 944.76 feet to a 1/2" iron rod found in a 3/4" iron pipe for the northeasterly corner hereof and said 20 acre tract and an ell corner of said 344.350 acre tract;

THENCE South 00°48'15" East a distance of 553.97 feet to a 1/2" iron rod found for an angle point hereof, an ell corner of said 344.350 acre tract and the northwest corner of that certain 32.734 acre tract of land conveyed to William Mitschke by deed recorded in Volume 1323, Page 538 of said deed records from which a 1/2" iron rod found bears South 67°43'47" East a distance of 0.49 feet;

THENCE South 00°02'21" West a distance of 771.81 feet to a 5/8" iron rod found for an angle point hereof, an ell corner of said 32.734 acre tract and the northwest corner of that certain 32.702 acre tract of land conveyed to Judy Hajovsky by deed recorded in Volume 1323, Page 538 of said deed records;

EXHIBIT "A"
Page 1052

THENCE South 00°00'24" East a distance of 769.06 feet to a 5/8" iron rod found for an angle point hereof, the southwest corner of said 32.702 acre tract and the northwest corner of that certain 32.716 acre tract of land conveyed to James Mitschke by deed recorded in Volume 1323, Page 538 of said deed records;

THENCE South 00°02'02" West a distance of 754.06 feet to a 1/2" iron rod found for the southeasterly corner hereof and said 40 acre tract conveyed by deed recorded in Volume 169, Page 551 of said deed records, the northeasterly corner of that certain 40.156 acre tract of land conveyed to Ruth Frost by deed recorded in Volume 1323, Page 538 of said deed records and an angle point of said 32.716 acre tract from which a 5/8" iron rod with plastic cap stamped "R.P.L.S. 5090" found for the southwesterly corner of said 32.716 acre tract bears South 20°26'09" East a distance of 20.21 feet and a 5/8" iron rod with plastic cap stamped "R.P.L.S. 5090" found bears North 89°56'40" West a distance of 19.40 feet ;

THENCE South 89°55'34" West a distance of 938.92 feet to a 1/2" iron rod found on the easterly line of that certain 148 acre tract of land conveyed to Wilson and Lela Grayson Children's Trust by deed recorded in Volume 779, Page 533 of said deed records for the northwest corner of said 40.156 acre tract and the southwesterly corner hereof and said 40 acre tract;

THENCE North 00°27'45" East a distance of 328.67 feet to a 1/2" iron rod found for an angle point hereof, the northeast corner of said 148 acre tract and the southeast corner of that certain 98.000 acre tract of land conveyed to San Ella Henderson Woods, Joan Marie Henderson Stallworth and Arlon Rufus Henderson, Sr. by deed recorded in Volume 707, Page 885 of said deed records;

THENCE North 00°16'32" East a distance of 1549.41 feet to a 1/2" iron rod found for the northeast corner of said 98.000 acre tract, the common corner of said 40 acre and 20 acre tracts conveyed by deed recorded in Volume 169, Page 551 of said deed records and the southeast corner of said 20 acre tract of land conveyed by deed recorded in Volume 168, Page 671 of said deed records;

THENCE South 88°56'41" West a distance of 1481.36 feet to a 1/2" iron rod found on the westerly margin of Center Union Road for the southwesterly corner of said 20 acre tract and the northwest corner of said 98.000 acre tract from which a from which a 3/8" iron rod found bears North 88°08'43" West a distance of 31.34 feet ;

THENCE North 00°58'31" West a distance of 682.26 feet along Center Union Road to the **POINT OF BEGINNING**, containing 83.953 acres of land, more or less and as shown on map of survey prepared herewith.

Surveyed by:

James e. Garon
Registered Professional Land Surveyor
Server; c:\Bastrop\surveys\George W Whitesides\21711.doc

EXHIBIT "A"
Page 2 of 2