

**STATE OF TEXAS**

**COUNTY OF BASTROP**

**LAND DESCRIPTION**

**Tract # 119**

Being **76.190 acres** of land, a part of the Joseph Martin Survey, Abstract 239, Bastrop County, Texas, being all of a 74.984 acre Tract Two (CPS Energy Ref. No. 113) conveyed by the City of San Antonio to TXU Sandow Development Company LP by deed dated August 24, 2007 and recorded in volume 1773, page 196 and being further described in a deed from Lillie Grelle to the City of San Antonio dated December 31, 2007 and recorded in volume 447, page 376 of the Official Records of Bastrop County, Texas. Said **76.190 acre** tract being more particularly described as follow:

**BEGINNING** at a 5/8 inch rebar found in the Northwest line of a 285.527 acre tract (CPS Energy Ref. No. 117) conveyed to TXU Sandow Development Company LP by deed recorded in volume 1773, page 196, for the South corner of a 100 acre tract conveyed to Morris J. Kastner by deed recorded in volume 179, page 258, the East corner of said 74.984 acre TXU tract, and the East corner hereof; Said **BEGINNING POINT** having the coordinates of: Northing: 257,982.68 and Easting: 2,978,050.06.

**THENCE** with the Northwest line of said 285.527 acre TXU tract, the Southeast line of said 74.984 acre TXU tract, **South 27 deg. 35 min. 38 sec. West – 3596.33 feet** to a point within the margins of Bastrop County Road 102, the Northeast line of a 295.817 acre tract conveyed to Alcoa Inc. by deed recorded in volume 1030, page 649, for the South corner of said 74.984 acre TXU tract, and the South corner hereof; said point bears South 27 deg. 35 min. 38 sec. West – 30.24 feet from a 5/8 inch rebar found in the Northeast margin of said County Road 102 and for a reference hereof; said point for corner having coordinates of: Northing: 254,795.43 and Easting: 2,976,384.23

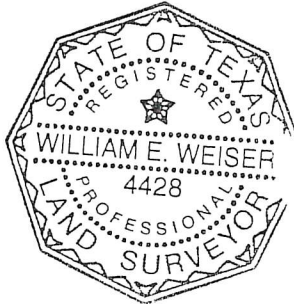
**THENCE** within the margins of said County Road 102, with the Northeast line of said 295.817 acre Alcoa tract, the Southwest line of said 74.984 acre TXU tract, **North 62 deg. 10 min. 53 sec. West – 926.30 feet** to a point for the South corner of a 37.406 acre Tract One (CPS Energy Ref. No. 127) conveyed to TXU Sandow Development Company LP by deed recorded in volume 1773, page 196, the West corner of said 74.984 acre TXU tract, and the West corner hereof; said point bears South 27 deg. 38 min. 18 sec. West – 38.03 feet from a 1/2 inch rebar found for a reference hereof;

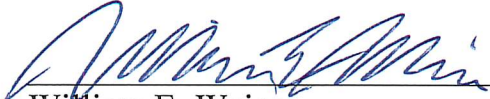
**THENCE** with the Southeast line of said 37.406 acre TXU tract, the Northwest line of said 74.984 acre TXU tract, **North 27 deg. 38 min. 18 sec. East – 3580.19 feet** to a point in the Southwest line of said 100 acre Kastner tract, for the East corner of said 37.406 acre TXU tract, the North corner of said 74.984 acre TXU tract, and the North corner hereof; said point bears North 27 deg. 38 min. 18 sec. East – 1.03 feet from a 5/8 inch rebar found for a reference hereof;

**THENCE** with the Southwest line of said 100 acre Kastner tract, the Northeast line of said 74.984 acre TXU tract, **South 63 deg. 10 min. 56 sec. East – 923.61 feet** to the **PLACE OF BEGINNING** and containing **76.190 acres** of land.

Bearings are Grid NAD 27, Texas Plane Coordinate System, Central Zone, ALCOA Adjustment. Reference is hereby made to a plat attached hereto and made a part hereof.

I hereby certify that this description is an accurate representation of an on the ground survey completed under my supervision in June 2008 and that this survey substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Condition IV Survey.



  
William E. Weiser  
Professional Land Surveyor  
Number 4428  
Date of signature: 06-26-08



SCALE 1" = 200'  
TRUE BEARINGS

# JOSEPH MARTIN SURVEY, A - 239

## BASTROP COUNTY, TEXAS

C.P.S. - S.A.  
(HARRY NESSLBECK)  
75.086 ACRES

N - 255,257.68  
E - 2,975,580.13

N - 255,262.47  
E - 2,975,583.24

N 29°14'28" E

3546.26'

N - 256,398.85  
E - 2,977,226.00

C.B. FUCHS  
165 ACRES

COUNTY ROAD

325.21'

N 70°27'11" W

N - 254,823.68  
E - 2,976,398.47

S 28°50'41" W

644'

N - 256,285.22  
E - 2,977,151.58

S 29°29'58" W

1942.68'

323.63'

MORRIS J. KASTNER  
100 ACRES

N - 257,383.11  
E - 2,978,050.11

LILLIE GRELLE, ET AL  
75.086 ACRES

ALMA KASTNER

### LEGEND

- = END I.P.
- o = SET I.P.
- N = TEXAS GRID COORDINATES
- Q = 1° 35' 48"
- SF = 0.99999706


I, W. L. Ferguson, Registered Public Surveyor No. 2547  
in the State of Texas, do hereby certify that the plat  
hereon truly and correctly represents a survey performed  
on the ground under my supervision.

Given under my hand and seal this 26th day of January, 1987.

*W.L. Ferguson*  
W. L. Ferguson, R.P.S.



RECEIVED  
CITY PUBLIC SERVICE  
LIGNITE DEVELOPMENT  
FEB 23 1987  
AM 7:18 PM 2:12:45

		<b>TRIAD ENGINEERING INC.</b> 231 E. Cameron - (512) 446-3457 Rockdale, Texas	
TECHNICAL SERVICES DEPARTMENT Surveying and Mapping			
C.P.S. - SAN ANTONIO			
LILLIE GRELLE, ET AL. - 75.086 ACRES			
DRAWN	LEM	REVISION	
CHECKED			
APPROVED	WLF		
PROJECT NO.	SCALE	DATE	DWG. NO.
S 87 - 05	1" = 200'	1/26/87	1