

STATE OF TEXAS

COUNTIES OF BASTROP & FAYETTE

LAND DESCRIPTION

Tract 2

Being a **10.987 acre** tract of land, a part of the G. W. Whitesides Survey, Abstract 69, Bastrop County, Texas, and the G. W. Whitesides Survey, Abstract 106, Fayette County, Texas, and being all of a 10.988 acre Tract Three conveyed to Lela L. Anderson by deed recorded in volume 548, page 95 of the Official Public Records of Bastrop County, Texas. Said 10.987 acre Tract 2 being more particularly described as follows:

COMMENCING at a 5/8 inch rebar with cap marked "5090" set in the East line of a 40.156 acre tract conveyed to Ruth Frost by deed recorded in volume 1323, page 538, for the Southwest corner of a 10.988 acre tract conveyed to James Edward Mitschke et ux by deed recorded in volume 897, page 504, the Northwest corner of a Thirty (30') foot wide Permanent Easement and Right of Way recorded in volume 548, page 95, and in volume 792, page 897, the Northwest corner of a 10.988 acre First Tract conveyed to Lonnie C. Wormley Revocable Trust by deed recorded in volume 1243, page 914, and the Northwest corner of a 10.989 acre Tract 1 this day surveyed;

THENCE with the East line of said 40.156 acre Frost tract, the West line of said 10.988 acre Wormley Revocable Trust tract, the West line of said Easement and Right of Way, South 03 deg. 17 min. 40 sec. East – 259.44 feet to a 5/8 inch rebar with cap marked "5090" set for the Southwest corner of said 10.988 acre Wormley Revocable Trust tract, the Southwest corner of said 10.989 acre Tract 1 this day surveyed, the Northwest corner of said 10.988 acre Anderson tract, the Northwest corner and **PLACE OF BEGINNING** hereof;

THENCE across said Easement and Right of Way, with the South line of said 10.988 acre Wormley Revocable Trust tract, the South line of said 10.989 acre Tract 1 this day surveyed, the North line of said 10.988 acre Anderson tract, **North 87 deg. 23 min. 28 sec. East** at 30.00 feet pass a 5/8 inch rebar with cap marked "5090" set in the East line of said Easement and Right of Way, at approximately 1620 feet pass a point in the Northwest line of said Whitesides Survey, Abstract 106, Fayette County, Texas, and the Southeast line of said Whitesides Survey, Abstract 69, Bastrop County, Texas, and continuing for a total distance of **1844.15 feet** to a ½ inch rebar found in the West line of a 35.604 acre tract conveyed to Walter Edward Noack et ux by deed recorded in volume 1017, page 285, for the Southeast corner of said 10.988 acre Wormley Revocable Trust tract, the Southeast corner of said 10.989 acre Tract 1 this day surveyed, the Northeast corner of said 10.988 acre Anderson tract, and the Northeast corner hereof;

THENCE with the West line of said 35.604 acre Noack tract, the East line of said 10.988 acre Anderson tract, **South 02 deg. 48 min. 42 sec. East – 259.67 feet** to a ½ inch rebar found for the Northeast corner of a 10.988 acre Tract Four conveyed to Milton J. Wormley, Sr. by deed recorded in volume 548, page 95, the Northeast corner of a 10.991 acre Tract 3 this day surveyed, the Southeast corner of said 10.988 acre Anderson tract, and the Southeast corner hereof;

THENCE with the North line of said 10.988 acre Wormley tract, the North line of said 10.991 acre Tract 3 this day surveyed, the South line of said 10.988 acre Anderson tract, **South 87 deg. 23 min. 28 sec. West** at approximately 479 feet pass

a point in the Northwest line of said Whitesides Survey, Abstract 106, Fayette County, Texas, and the Southeast line of said Whitesides Survey, Abstract 69, Bastrop County, Texas, at 1811.96 feet pass a 5/8 inch rebar with cap marked "5090" set in the East line of said Easement and Right of Way, and continuing for a total distance of **1841.96 feet** to a point in the East line of said 40.156 acre Frost tract, for the Northwest corner of said 10.988 acre Wormley tract, the Northwest corner of said 10.991 acre Tract 3 this day surveyed, the Southwest corner of said 10.988 acre Anderson tract, and the Southwest corner hereof; said point bears North 85 deg. 41 min. 10 sec. East - 0.27 feet from a ½ inch rebar found for reference hereof;

THENCE with the East line of said 40.156 acre Frost tract, the West line of said 10.988 acre Anderson tract, **North 03 deg. 17 min. 40 sec. West - 259.69 feet** to the **PLACE OF BEGINNING** and containing **10.987 acres** of land.

Bearings are Grid NAD 83, Texas Coordinate System, Central Zone. 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 April 2017 and that this survey substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Condition IV Survey.



Sharon P. Becker

Sharon P. Becker
Professional Land Surveyor
Number 5090
Date of signature: 04-19-17

Weiser Becker Surveyors, P.C.

(979) 542-4444

FN 10015700