

# CENTRAL TEXAS SURVEYING

PROFESSIONAL LAND SURVEYING

ROBERT C. STEUBING OWNER

111 HASLER BLVD • BASTROP, TEXAS 78602 • PHONE (512) 581-4345 • FAX (512) 581-4360

## EXHIBIT "A" LEGAL DESCRIPTION

BEING A 27.00 ACRE TRACT OF LAND OUT OF AND A PORTION OF THE LUBEL LEVERANCE SURVEY, ABSTRACT NUMBER 225, IN BASTROP COUNTY, TEXAS, SAID 27.00 ACRE TRACT OF LAND, BEING CREATED THIS DAY, AND BEING OUT OF AND A PORTION OF THE REMAINDER OF THAT CALLED 404 ACRES OF LAND DESCRIBED TO EDWARD LARKIN GAINES AND HIS WIFE, SUSAN P. GAINES, IN THAT CERTAIN DEED OF GIFT AS RECORDED IN VOLUME 238, PAGE 786, OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS, SAID 27.00 ACRE TRACT OF LAND BEING SHOWN ON THE ATTACHED SKETCH MARKED EXHIBIT "B" TO PREPARED HERewith AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a magnail set for the northwest corner of the herein described 27.00 acres of land in the bounds of Shilo Road, Bastrop County Road Number 82, same being a point on the north line of the said 404 acres of land, from this point a ½" iron rod found for the northwest corner of the said 404 acres of land, same being the northeast corner of that called Tract 1A: 3.801 acres of land described to Mary Johnson in Volume 742, Page 490, Official Records of Bastrop County, Texas, for a point on the south line of the said Shilo Road as found occupied, monumented and used upon the ground bears South 89°49'39" West, a distance of 136.69 feet;

**THENCE** North 89°49'39" East, coincidence with the north line of the said 404 acres of land and within the partial bounds of the said Shilo Road a distance of 571.16 feet to a ½" iron rod found at the base of a post for the northeast corner of the said 404 acres of land and the northeast corner of the herein described 27.00 acres of land, same being the northwest corner of that certain tract of land described to H. Dalton Wallace being a part of Tract I as recorded in Volume 780, Page 61, Official Records of Bastrop County, Texas, for a point on the south line of the said Shilo Road as found, occupied, monumented and used upon the ground;

**THENCE** South 00°51'59" East, along the common dividing line of the said 404 acres of land and the said Dalton tract of land a distance of 1952.60 feet to a ½" iron rod set adjacent to a fence intersection for the southeast corner of the herein described 27.00 acres of land, for a point on said common dividing line, from this point a ½" iron rod found at the base of a post for an exterior angle corner of the said 404 acres of land, same being an interior angle corner of the said Dalton tract of land bears South 00°51'59" East, a distance of 669.88 feet;

**THENCE** severing from said and through said 404 acre remainder the following five (5) courses:

- 1) South 85°32'44" West, adjacent to an existing barbed wire fence a distance of 622.15 feet to a ½" iron rod set in said fence for the southwest corner of the herein described 27.00 acres of land;
- 2) North 00°12'10" East, 55.16 feet perpendicular distance from and parallel to east line of that called 3.21 acres of land described in that certain Voluntary Homestead Designation as recorded in Volume 1627, Page 74, Official Records of Bastrop County, Texas, said 3.21 acres of land being out of and a portion of the said 404 acre remainder, a distance of 1213.59 feet;
- 3) North 07°31'26" East, 55.16 feet perpendicular distance from and parallel to east line of said 3.21 acres of land a distance of 161.41 feet to a ½" iron rod set for an exterior angle corner of the herein described 27.00 acres of land;
- 4) North 00°03'51" West, 55.16 feet perpendicular distance from and parallel to east line of that called 3.21 acres of land, a distance of 569.56 feet to a ½" iron rod set for an interior angle corner of the herein described 27.00 acres of land;
- 5) North 05°19'33" West, 55.16 feet perpendicular distance from and parallel to east line of that called 3.21 acres of land, a distance of 56.06 feet to POINT OF BEGINNING and containing 27.00 acres of land, more or less, within these metes and bounds.

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(BEING A 27.00 ACRE TRACT OF LAND OUT OF AND A PORTION OF THE LUBEL  
LEVERANCE SURVEY, ABSTRACT NUMBER 225, IN BASTROP COUNTY, TEXAS)

BASIS OF BEARINGS for this survey is the north line of the said 404 acre tract of land as  
South 89°49'39" East, as per said document recorded in Volume 1627, Page 74, of the Official  
Records of Bastrop County, Texas.

I, Robert C. Steubing, a Registered Professional Land Surveyor, do hereby certify that the above  
survey was made upon the ground, under my supervision in May 2006 and is true and correct  
according to my best belief and knowledge.

*Robert C. Steubing*  
Robert C. Steubing  
Registered Professional Land Surveyor  
State of Texas - No. 5548



*06.21.06*  
Date