

TITLY COMPANY;  
 TRINITY TITLE OF TEXAS, LCC  
 WARRANTY DEED AND TITLE INSURANCE COMPANY  
 GF NO: 2289

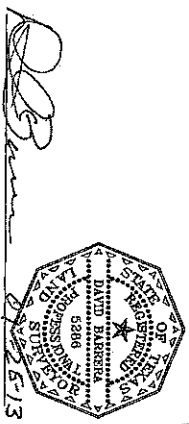
LEGAL DESCRIPTION OF LAND:  
 BEING A 50.23 ACRES TRACT OF LAND, OUT OF THE GUTLAND ESTATE SURVEY, A-47, AND BEING THE SAME PROPERTY DESCRIBED AS 50.23 ACRES IN THE SURVEY AND WARRANTY DEED AS RECORDED IN VOLUME 1019, PAGE 345, OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS  
 SCHEDULE B

ITEM 10:  
 G. EASEMENT AS SHOWN IN INSTRUMENT FROM WILLIE PESCHKE, ST TO LOBA, DATED FEBRUARY 7, 1982, RECORDED IN VOLUME 113, PAGE 692 OF THE OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS.  
 H. EASEMENT AS SHOWN IN INSTRUMENT FROM GUY N. WYNN, JR AND WIFE, ALENE S. WYNN TO PHILLIPS NATURAL GAS COMPANY, DATED JULY 13, 1987, RECORDED IN VOLUME 473, PAGE 844 OF THE OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS.  
 I. EASEMENT AS SHOWN IN INSTRUMENT FROM GUY N. WYNN, JR AND WIFE, ALENE S. WYNN TO PHILLIPS NATURAL GAS COMPANY, DATED JULY 13, 1987, RECORDED IN VOLUME 496, PAGE 189 OF THE OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS.

- SURVEYOR'S NOTES:**
1. OWNERSHIP OF THIS PROPERTY IS SUBJECT TO OPINION OF TITLE AND IS NOT EXPRESSED OR IMPLIED BY THIS SURVEY.
  2. ALL STATEMENTS WITHIN THE CERTIFICATION AND OTHER REFERENCES LOCATED ELSEWHERE HEREON THAT ARE RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDE AND ENCROACHMENTS ARE BASED ON VISIBLE, ABOVE GROUND EVIDENCE UNLESS OTHERWISE NOTED. NO UNDERGROUND SURVEYING WAS CONDUCTED.
  3. ANY CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED EVIDENCE OF EASEMENT FROM THE CONTROLLING JURISDICTION, THERE IS NO VISIBLE EVIDENCE OF EASEMENT.
  4. THE APPROXIMATE FLOOD PLAIN SHE IS ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP NO. 48071C0272E, DATED JANUARY 29, 2006. THE SUBJECT TRACT OF LAND SHOWN HEREON HAS A PORTION SITUATED IN ZONE X AN AREA DETERMINED BY FEMA TO BE WITHIN THE 100-YEAR FLOOD PLAIN AND SINCE I AM NOT A LICENSED ENGINEER TO DETERMINE THIS ZONE, THIS FLOOD STATEMENT SHALL NOT BE DEPENDANT ON THE PART OF BARBERA LAND SURVEYING OR THE UNDERSIGNEED SURVEYOR.
  5. THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE UNDERSIGNED SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION OR BELIEF.

SCALE: 1" = 200'

**CERTIFICATE OF SURVEYOR**  
 STATE OF TEXAS:  
 COUNTY of BASTROP:  
 I HEREBY CERTIFY THAT THIS "LAND TITLE SURVEY" IS AN ACCURATE REPRESENTATION OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS IT EXISTS AS OF THE DATE THIS SURVEY WAS MADE ON THE GROUND UNDER ANY DIRECTION AND SUPERVISION OF ME OR AN ASSISTANT THAT THE PROPERTY CORNERS ARE MARKED AS SHOWN, THAT THIS SURVEY CORRECTLY SHOWS THE LOCATION OF EASEMENTS, BUILDING SETBACKS, AND OTHER MATTER OF RECORD CONTAINED IN THE TITLE COMMITMENT REFERENCED BELOW, AND THAT THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, OTHER THAN FENCES, APPARENT OR KNOWN TO ME TO BE ON THE PROPERTY, EXCEPT AS SHOWN HEREON.



DAVID BARRERA, R.P.L.S. No. 5286  
 DATE: 01-25-13

**BARBERA LAND SURVEYING**  
 7715 MAINLAND SUITE 114  
 SAN ANTONIO, TEXAS 78250  
 (210) 444-9023 OFFICE  
 (210) 837-4328 CELL  
 (210) 444-9479 FAX  
 dbarrera@jahoo.com

**Barrera Land Surveying**  
7715 Mainland Drive, Suite 114  
San Antonio, Texas 78250  
(210) 444-9023 - Office

barreralandsurveying.david@gmail.com

STATE OF TEXAS

COUNTY OF BASTROP

**LEGAL DESCRIPTION**  
For 50.22 Acre Tract

Field notes describing a 50.22 acre tract of land, out of the Ruth Mackey Survey, A-47, and being the same property described as 50.23 acres in the general warranty deed as recorded in Volume 1019, Page 345, official records of Bastrop County, Texas. Said 50.22 acre tract, being more particularly described as follows:

**BEGINNING:** At a found  $\frac{1}{2}$ " steel rod, in the west right of way of League Line Road (County Road 298). Point being the southeast corner of this herein described tract, point also being the northeast corner of the 20.0 acre tract as recorded in Volume 1983, Page 671, Official Records of Bastrop County, Texas;

**THENCE:** S  $86^{\circ}49'21''$  W, for a distance of 1168.31 feet to a found 1" steel pipe, for an angle point, also being the northwest corner of the 20.0 acre tract, and S  $87^{\circ}25'44''$  W, for a distance of 298.72 feet to a found  $\frac{1}{2}$ " steel rod, being the southwest corner of this herein described tract;


**THENCE:** N  $03^{\circ}13'01''$  W, for a distance of 1488.37 feet to a found  $\frac{1}{2}$ " steel rod in the east boundary of the 45.0 acre tract as recorded in Volume 479, Page 869, Official Records of Bastrop County, Texas, being the northwest corner of this herein described tract;

**THENCE:** N  $87^{\circ}00'41''$  E, for a distance of 1471.81 feet to a found  $\frac{1}{2}$ " steel rod in the west right of way of League Line Road, being the northeast corner of this herein described tract;

**THENCE:** S  $03^{\circ}01'57''$  E, along the west right of way of League Line Road, for a distance of 1486.69 feet to the **POINT OF BEGINNING**.

Containing 50.22 acres of land, Survey prepared this date.

Date: 01-25-2013

  
David Barrera, R.P.L.S. No. 5286

