

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

185 McAllister Road
Bastrop, Texas 78602
512-303-4185
Firm Reg. #10058400
jgaron@austin.rr.com

August 17, 2019

TRACT 2

LEGAL DESCRIPTION: BEING A 107.459 ACRE TRACT OF LAND LYING IN AND BEING SITUATED OUT OF THE MANDRED WOOD SURVEY, ABSTRACT 345 AND THE JOHN BEDLIN SURVEY, ABSTRACT 93 IN BASTROP COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 313.819 ACRE TRACT OF LAND CONVEYED TO MOLLIE ETTA BROWN BY DEED RECORDED IN VOLUME 2148, PAGE 56 OFFICIAL RECORDS, BASTROP COUNTY, TEXAS; SAID 107.459 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES, INC. IN JULY, 2019:

BEGINNING at a 1/2" iron rod found at a corner in the southerly and easterly or southeasterly margin of Jeddo Road and in the northerly of that certain 11.00 acre tract of land conveyed to J. Richard Davis and Debra L. Davis by deed recorded in Volume 1556, Page 654 of said official records;

THENCE N 32°07'59" E a distance of 772.62 feet along Jeddo Road to a 1/2" iron rod with cap stamped "JE Garon RPLS4303" set for the northwest corner hereof;

THENCE crossing said Brown 313.819 acre tract, S 67°31'21" E a distance of 1865.92 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS4303" set for angle point and S 52°15'10" E a distance of 1781.56 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS4303" set in the westerly line of that certain 246.218 acre tract of land conveyed to the Mark Heath Besch Trust by deed recorded in Volume 2205, Page 140 of said official records;

THENCE S 22°48'11" W a distance of 157.15 feet to an axle found for the common corner of said Mark Heath Besch Trust 246.218 acre tract and that certain 230.798 acre tract of land conveyed to the Riassetto Family Trust, Ltd. By instrument #201811113 of said official records;

THENCE S 22°35'55" W a distance of 1542.45 feet to a 1" iron pipe found at fence corner for the southeast corner hereof and the northeast corner of that certain 100.00 acre tract of land conveyed to Clarabelle G. Cagle by deed recorded in Volume 784, Page 476 of said official records;

THENCE N 67°34'44" W a distance of 1722.92 feet to a 1" iron pipe found for a southwesterly corner hereof, an ell corner of said Brown 313.819 acre tract and the northwesterly corner of said Cagle 100.00 acre tract;

THENCE N 22°38'50" E a distance of 1529.65 feet to an 8" cedar fence post found for an ell corner hereof and said Brown 313.819 acre tract and the northeast corner of that certain 61.322 acre tract of land conveyed to J. Richard Davis and Debra L. Davis by instrument #201807926 of said official records;

THENCE N 70°59'39" W a distance of 1995.29 feet to the **POINT OF BEGINNING**, containing 107.459 acres of land, more or less and as shown on map of survey prepared herewith

Surveyed by:



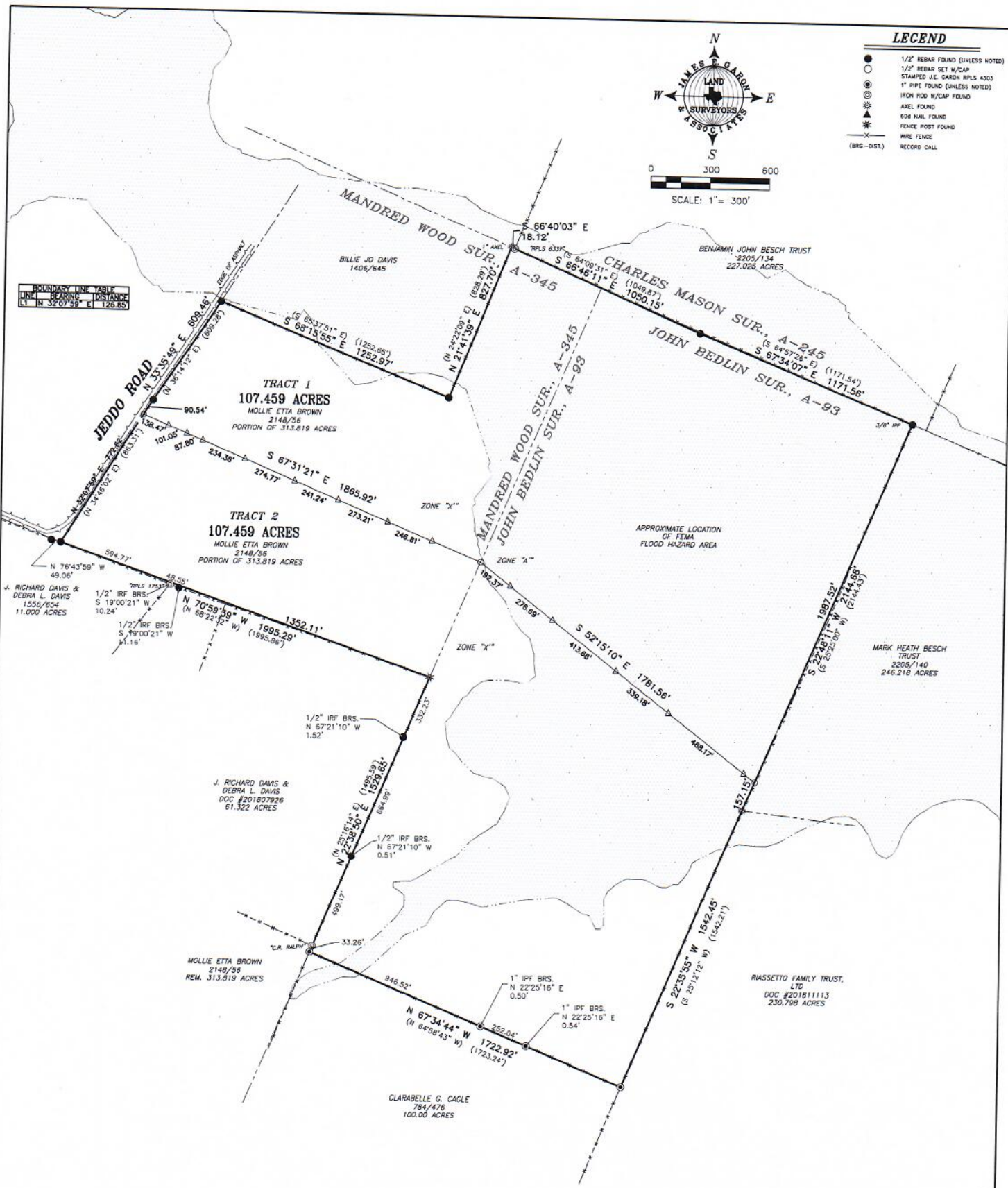
James E. Garon
Registered Professional Land Surveyor
co.\Bastrop\surveys\Mandred Wood\33519-Tr2

LEGEND

- 1/2" REBAR FOUND (UNLESS NOTED)
- 1/2" REBAR SET W/CAP
- ⊙ STAMPED I.E. GARON RPLS 4303
- ⊙ 1" PIPE FOUND (UNLESS NOTED)
- ⊙ IRON ROD W/CAP FOUND
- ⊙ AXEL FOUND
- ⊙ 60G NAIL FOUND
- ⊙ FENCE POST FOUND
- ⊙ WIRE FENCE
- ⊙ (BRG-DIST.) RECORD CALL



LINE	BEARING	DISTANCE
L-1	N 32°07'59" E	126.85



THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT. THERE MAY BE EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY NOT SHOWN.

TO THE OWNERS, LIENHOLDERS AND TITLE COMPANY

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE 'X' & 'A' AND IS PARTIALLY WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 48021C0600E EFFECTIVE JANUARY 19, 2006.

REFERENCE: MOLLIE ETTA BROWN G.F. NO.:
 ADDRESS: JEDDO ROAD, ROSANKY, TEXAS
 LEGAL DESCRIPTION: TRACT 1: 107.459 ACRES & TRACT 2: 107.459 ACRES IN THE MANDRED WOOD SURVEY, ABSTRACT 345 AND THE JOHN BEDLIN SURVEY, ABSTRACT 93, BASTROP COUNTY, TEXAS.

FIELD BOOK: B-581/72
 FILE: S:\Counties\Bastrop\Surveys\Manded Wood A-345\335190.dwg



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