

EXHIBIT " "
LEGAL DESCRIPTION

SURVEY OF TRACT 2: 3.50 ACRES OF LAND PURPORTED TO BE IN THE SILAS CLARK SURVEY, ABSTRACT NUMBER 28, IN WASHINGTON COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT 2: 3.50 ACRES LAND BEING A PORTION OF THAT CALLED 12.00 ACRES OF LAND, FOUND 11.97 ACRES OF LAND, DESCRIBED TO GRABA EQUITY CORP., IN THAT CERTAIN GENERAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN VOLUME 1876, PAGE 903, OFFICIAL RECORDS WASHINGTON COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT 2: 3.50 ACRES OF LAND BEING SHOWN ON A SKETCH HEREWITH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (WA3522-2023)

COMMENCING at a one-half inch iron rod found having grid coordinates in United States survey feet of North (y): 10023971.890, East (x): 3569964.368, a part of state plane system Texas Central Zone 4203, North American Datum 1983, for the northeast corner of a simultaneously created Tract 3: 3.50 acres of land and said Graba 12.00 acres of land, same being an interior angle of the remainder of that called 49.32 acres of land described to Brenda Kay McFarland in that certain Gift Warranty Deed as recorded in Volume 1199, Page 425, Official Records Washington County, Texas;

THENCE South 89°11'33" West, a distance of 297.70 feet along the common dividing line of said Graba 12.00 acres of land and the remainder of said McFarland 49.32 acres of land to a one-half inch capped iron rod set stamped "RPLS 5548" for the northeast corner of the herein described Tract 2: 3.50 acres of land and **POINT OF BEGINNING**, same being a point on the north line of said Graba 12.00 acres of land, same being a point on the upper south line of the remainder of said McFarland 49.32 acres of land, same being the northwest corner of said simultaneously created Tract 3: 3.50 acres of land;

THENCE crossing over and severing from said Graba 12.00 acres of land South 05°20'26" West a distance of 547.20 feet to a calculated point within the bounds of Stern Road for the southeast corner of the herein described Tract 2: 3.50 acres of land, same being a point on the south line of said Graba 12.00 acres of land, same being the southwest corner of said simultaneously created Tract 3: 3.50 acres of land, same being a point on or adjacent to the common dividing line of said Clark survey and the Frederick Grimes Survey, Abstract 51, Washington County, Texas, same being a point on the northwest line of the tracts of land described in Volume 1676, Page 917, Official Records Washington County, Texas, to Ronald B. Woodley, Trustee of the Ronald B. Woodley Gifting Trust U/T/A in that certain Distribution Warranty Deed and from which a one-half inch capped iron rod set stamped "RPLS 5548" for reference near Ster's Road north fenced right of way line bears: North 05°20'26" East, a distance of 16.50 feet;

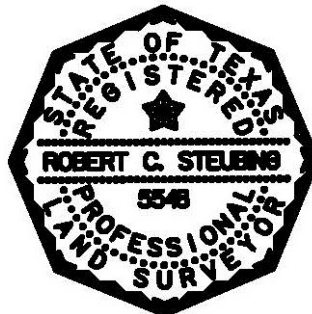
THENCE South 77°21'11" West, a distance of 278.33 feet within the bounds of Stern Road, same being a point on or adjacent to the common dividing line of said Clark survey and said Grimes survey to a point not set within said bounds for the southwest corner of the herein described Tract 2: 3.50 acres of land, same being a point on the south line of said Graba 12.00 acres of land, same being a point on the northwest line of said Woodley tracts, same being the southeast corner of a simultaneously created Tract 1: 4.97 acres of land;

THENCE crossing over and severing from said McFarland 12.00 acres of land, North 05°20'26" East passing a one-half inch capped iron rod set stamped "RPLS 5548" for a reference at a distance of 16.50 feet, continuing on same course for a **Total Distance of 604.63 feet** to a one-half inch capped iron rod set stamped "RPLS 5548" for the northwest corner of the herein described Tract 2: 3.50 acres of land, same being a point in the north line of said Graba 12.00 acres of land, same being a point on the upper south line of the remainder of said McFarland 49.32 acres of land, same being the northeast corner of said simultaneously created Tract 1: 4.97 acres of land;

THENCE North 89°11'33" East, a distance of 266.26 feet along the common dividing line of said McFarland 12.00 acres of land and said McFarland 49.32 acres of land to the **POINT OF BEGINNING** and containing 3.50 acres of land, more or less, within these metes and bounds.

BASIS OF BEARINGS: for this survey Grid North, Lambert Conformal Conic Projection, **COORDINATE BASIS:** Grid Coordinates in U.S. survey apart of the State Plane Coordinate System, Texas Central Zone 4203, NAD83. Grid distances and area recited herein.

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



Robert C. Steubing

Robert C. Steubing
Steubing LLC
525 Tahitian Drive
Bastrop, Texas
Engineering and Land Surveying FIRM NUMBER 10194596

05/11/2023

Date