

EXHIBIT " "
LEGAL DESCRIPTION

SURVEY OF TRACT 1: 4.97 ACRES OF LAND PURPORTED TO BE IN THE SILAS CLARK SURVEY, ABSTRACT NUMBER 28, WASHINGTON COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT 1: 4.97 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 1: 4.97 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 the 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 along the common dividing line of said Garga 12.00 acres of land and the remainder of said McFarland 49.32 acres of land, South 89°11'33" West, 297.70 feet to a one-half inch capped iron rod set stamped "RPLS 5548", continuing on same course 266.26 feet more for a **Total Distance of 563.96 feet** to a one-half inch capped iron rod set stamped "RPLS 5548" for the northeast corner of the herein described Tract 1: 4.97 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 a simultaneously created Tract 2: 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 604.63 feet to a calculated point within the bounds of Stern Road for the southeast corner of the herein described Tract 1: 4.97 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 2: 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 Stern Road's 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 658.58 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 one-half inch iron rod found within said bounds for the southwest corner of the herein described Tract 1: 4.97 acres of land and said Graba 12.00 acres of land, same being the southeast corner of the remainder of that called 212-3/4 acres of land described to Herbert Beerwinkel as per Washington County Appraisal District in that certain Wm. Seidel Administrator of the Estate of Jos. D. Rogers, Deceased to Anna E. Wesolek as recorded Volume 107, Page 257, Deed Records Washington County, Texas;

THENCE North 02°18'36" West, a distance of 17.52 feet across Stern Road and along the common dividing line of said Graba 12.00 acres of land and the remainder of said Beerwinkel 212-3/4 acres of land to a point in the centerline of Caney Creek;

THENCE along the centerline meanders of Caney Creek the following twenty-eight (28) courses:

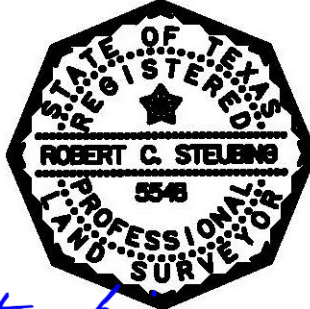
- 1) North 48°34'37" East, a distance of 17.37 feet to a point;
- 2) North 24°50'12" East, a distance of 29.27 feet to a point;
- 3) North 59°38'37" East, a distance of 46.90 feet to a point;
- 4) North 28°35'45" East, a distance of 72.49 feet to a point;
- 5) North 57°09'30" East, a distance of 30.80 feet to a point;
- 6) North 81°33'12" East, a distance of 42.86 feet to a point;
- 7) North 32°37'59" East, a distance of 42.82 feet to a point;
- 8) North 54°41'34" East, a distance of 24.19 feet to a point;
- 9) North 15°52'38" East, a distance of 21.92 feet to a point;
- 10) North 43°53'18" East, a distance of 99.39 feet to a point;
- 11) North 77°15'03" East, a distance of 22.35 feet to a point;
- 12) North 49°17'39" East, a distance of 16.60 feet to a point;
- 13) North 09°19'47" East, a distance of 47.92 feet to a point;
- 14) North 75°30'47" East, a distance of 18.56 feet to a point;
- 15) North 33°46'47" East, a distance of 60.60 feet to a point;
- 16) North 40°05'42" West, a distance of 30.27 feet to a point;
- 17) North 42°15'22" East, a distance of 13.41 feet to a point;
- 18) North 85°13'52" East, a distance of 18.24 feet to a point;
- 19) North 08°02'21" East, a distance of 23.54 feet to a point;
- 20) North 73°35'00" East, a distance of 33.11 feet to a point;
- 21) North 29°55'43" East, a distance of 24.36 feet to a point;
- 22) North 41°11'21" East, a distance of 88.44 feet to a point;
- 23) North 06°12'15" West, a distance of 20.66 feet to a point;
- 24) North 31°43'41" East, a distance of 80.25 feet to a point;
- 25) North 19°29'46" East, a distance of 45.80 feet to a point;
- 26) North 06°39'54" West, a distance of 15.95 feet to a point;

- 27) North 21°46'18" East, a distance of 13.60 feet to a point;
- 28) North 78°08'53" East, a distance of 10.68 feet to a one-half inch iron rod found in said creek for the northwest corner of the herein described Tract 1: 4.97 acres of land and said Graba 12.00 acres of land, same being the upper southwest corner of the remainder of said McFarland 49.32 acres of land, same being a point on the east line of the remainder of said Beerwinkel 212-3/4 acres of land;

THENCE North 89°11'33" East, a distance of 137.26 feet along the common dividing line of said Graba 12.00 acres of land and said McFarland 49.32 acres of land to the **POINT OF BEGINNING** and containing 4.97 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

07/17/2023

Robert C. Steubing
Steubing LLC
525 Tahitian Drive
Bastrop, Texas

Date

Engineering and Land Surveying FIRM NUMBER 10194596