

## LEGAL DESCRIPTION FOR 367.91 ACRES

**A TRACT OF LAND CONTAINING 367.91 ACRES**, more or less, being the same called 367.66 acre tract conveyed to Marcy Howard, et al, recorded in Volume 1847, Page 892, Official Public Records of Bastrop County, Texas, dated July 08, 2008, situated in Jesse Holderman, Abstract 190 and Addison Litton, Abstract 232, Bastrop County, Texas, and being more particularly described as follows:

**BEGINNING** at a found 1" pipe fence corner post, being the southwest corner of said 367.66 acre tract, also being the northwest corner of a 1,250.400 acre tract, conveyed to Jimmie Luecke Children Partnership, Ltd., as recorded in Volume 702, Page 596, Official Public Records of Bastrop County, Texas, dated March 30, 1994, same being a point on the east boundary line of Tract 1-148.131 acres, conveyed to Starks Ranch Partners, Ltd, recorded in Volume 2228, Page 751, Official Public Records of Bastrop County, Texas, dated April 29, 2013, for the southwest corner hereof and the **POINT OF BEGINNING**;

**THENCE, N 02°24'40" W**, along an existing barbed wire fence line with the common boundary line of said 367.66 acre tract and said 148.131 acre tract, also the east boundary line of Tract 3-50.00 acres, conveyed to Starks Ranch Partners, Ltd, recorded in Volume 2228, Page 751, Official Public Records of Bastrop County, Texas, dated April 29, 2013, a distance of **2,194.91 FEET**, to a found 1" pipe fence corner post, being the southernmost northwest corner of said 367.66 acre tract, also being the southwest corner of a 49.914 acre tract, conveyed to Daniel J. Allen and Christine Allen, recorded in Instrument No. 201614027, Official Public Records of Bastrop County, Texas, dated October 21, 2016, same being on the east boundary line of said 50.00 acre tract, for the southernmost northwest corner hereof;

**THENCE, N 86°47'40" E**, along an existing barbed wire fence line with the common boundary of said 367.66 acre tract and said 49.914 acre tract, a distance of **1,216.85 FEET**, to a found 3/4" pipe fence corner post, being an interior corner of said 367.66 acre tract, same being the southeast corner of said 49.914 acre tract, for an interior corner hereof;

**THENCE, N 01°50'42" W**, along an existing barbed wire fence line with the common boundary line of said 367.66 acre tract and said 49.914 acre tract, a distance of **1,286.97 FEET**, to a found 1/2" iron rod, being the northernmost northwest corner of said 367.66 acre tract, same being the southwest corner of Tract 1-75.683 acres, conveyed to Leslie Adams, recorded in Volume 1041, Page 409, Official Public Records of Bastrop County, Texas, dated April 7, 2000, also being on the east boundary line of said 49.914 acre tract, for the northernmost northwest corner hereof;

**THENCE, N 87°29'56" E**, generally along an existing barbed wire fence line with the common boundary line of said 367.66 acre tract and said 75.683 acre tract, a distance of **2,760.96 FEET**, to a found 1/2" iron rod, being on the north boundary line of said 367.66 acre tract, same being the southeast corner of said 75.683 acre tract, also being the southwest corner of a 75.697 acre tract, conveyed to Barbara Fisher Etchieson and Edward Dwight Hayden, recorded in Volume 2131, Page 406, Official Public Records of Bastrop County, Texas, dated March 12, 2012, for a deflection left;

**THENCE, N 87°28'40" E**, along an existing barbed wire fence line with the common boundary line of said 367.66 acre tract and said 75.697 acre tract, a distance of **1,068.67 FEET**, to a found 1/2" iron rod, being the northeast corner of said 367.66 acre tract, same being an exterior corner of said 75.697 acre tract, also being on the west boundary line of a 544.0 acre tract, conveyed to Everard Droemer, et al, recorded in Volume 436, Page 916, Official Public Records of Bastrop County, Texas, dated March 29, 2019, for the northeast corner hereof;

**THENCE, S 02°23'34" E**, along an existing barbed wire fence line with the common boundary line of said 367.66 acre tract and said 544.0 acre tract, a distance of **3,468.17 FEET**, to a found fence corner post, being the southeast corner of said 367.66 acre tract, same being the southwest corner of said 544.0 acre tract, also being on the north boundary line of a 1,299.259 acre tract, conveyed to Jimmie Luecke Children Partnership, Ltd., recorded in Volume 835, Page 83, Official Public Records of Bastrop County, Texas, dated January 29, 1997, for the southeast corner hereof;

**THENCE, S 87°33'05" W**, along the common boundary line of said 367.66 acre tract and said 1,299.259 acre tract, a distance of **1,184.81 FEET**, to a found bent 60D nail, being on the south boundary line of said 367.66 acre tract, same being the northwest corner of said 1,299.259 acre tract, also being the northeast corner of a 744.811 acre tract, conveyed to Jimmie Luecke Children Partnership, Ltd., recorded in Volume 722, Page 807, Official Public Records of Bastrop County, Texas, dated September 15, 1994, for a deflection left;

## SHEET 1 OF 2

S:\Howland\SURVEYING DEPARTMENT\Jobs\2019\25597-19\25597-19 METES & BOUNDS.doc

[www.howlandcompanies.com](http://www.howlandcompanies.com)

**CONTINUATION:**

**THENCE, S 86°50'30" W**, generally along an existing electric wire fence line with the common boundary line of said 367.66 acre tract and said 744.811 acre tract, a distance of **1,910.12 FEET**, to a found 1/2" iron rod, being on the south boundary line of said 367.66 acre tract, same being the northwest corner of said 744.811 acre tract, also being the northeast corner of said 1,250.400 acre tract, for a deflection right;

**THENCE, S 87°15'38" W**, along the common boundary line of said 367.66 acre tract and said 1,250.400 acre tract, a distance of **1,963.22 FEET**, to the **POINT OF BEGINNING**, containing 367.91 acres of land, more or less.

**Basis of Bearing:** G.P.S. Coordinates, N.A.D. 27, Texas State Plane Central Zone (4203).

**Monuments Held:** A found 1" pipe fence corner post, being the southwest corner of a 367.66 acre tract, conveyed to Marcy Howard, et al, recorded in Volume 1847, Page 892, Official Public Records of Bastrop County, Texas, dated July 8, 2008, same being the northwest corner of a 1,250.400 acre tract, conveyed to Jimmie Luecke Children Partnership, Ltd., as recorded in Volume 702, Page 596, Official Public Records of Bastrop, County Texas, dated March 30, 1994 and a found 1" pipe fence corner post, being the southernmost northwest corner of said 367.66 acre tract.

**Called in Deed:** N 00°05'00" W ~ 2,195.25'

**Measured:** N 02°24'40" W ~ 2,194.91'

I, **James Ornelas**, a Registered Professional Land Surveyor, do hereby certify that this field note description and its accompanying survey plat correctly represent the results of a survey made on the ground under my supervision and direction.

R.P.L.S. No. 5726 – Texas

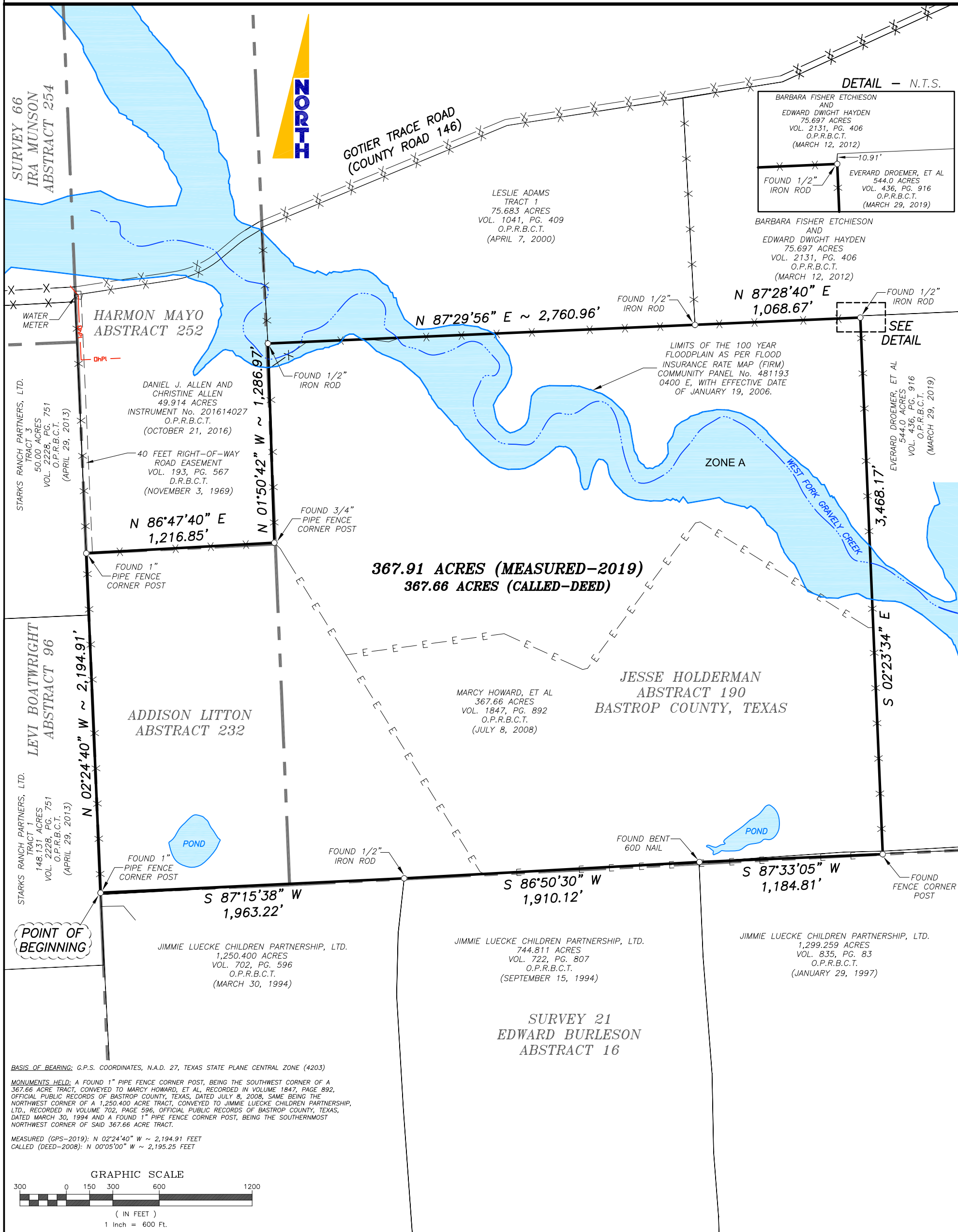


**12-06-19**

Date

# SURVEY OF 367.91 ACRES

A TRACT OF LAND CONTAINING 367.91 ACRES, MORE OR LESS, BEING THE SAME CALLED 367.66 ACRE TRACT CONVEYED TO MARCY HOWARD, ET AL RECORDED IN VOLUME 1847, PAGE 892, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, DATED JULY 08, 2008, SITUATED IN JESSE HOLDERMAN, ABSTRACT 190 AND ADDISON LITTON, ABSTRACT 232 BASTROP COUNTY, TEXAS



**DETAIL - N.T.S.**

BARBARA FISHER ETCHIESON AND EDWARD DWIGHT HAYDEN 75.697 ACRES VOL. 2131, PG. 406 O.P.R.B.C.T. (MARCH 12, 2012)

EVERARD DROEMER, ET AL 544.0 ACRES VOL. 436, PG. 916 O.P.R.B.C.T. (MARCH 29, 2019)

BARBARA FISHER ETCHIESON AND EDWARD DWIGHT HAYDEN 75.697 ACRES VOL. 2131, PG. 406 O.P.R.B.C.T. (MARCH 12, 2012)

N 87°28'40" E 1,068.67'

FOUND 1/2" IRON ROD

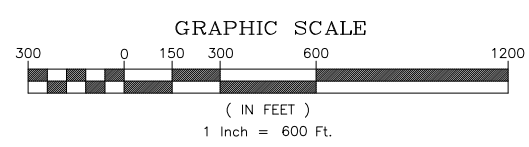
SEE DETAIL

LIMITS OF THE 100 YEAR FLOODPLAIN AS PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL No. 481193 0400 E, WITH EFFECTIVE DATE OF JANUARY 19, 2006.

**BASIS OF BEARING:** G.P.S. COORDINATES, N.A.D. 27, TEXAS STATE PLANE CENTRAL ZONE (4203)

**MONUMENTS HELD:** A FOUND 1" PIPE FENCE CORNER POST, BEING THE SOUTHWEST CORNER OF A 367.66 ACRE TRACT, CONVEYED TO MARCY HOWARD, ET AL, RECORDED IN VOLUME 1847, PAGE 892, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, DATED JULY 8, 2008, SAME BEING THE NORTHWEST CORNER OF A 1,250.400 ACRE TRACT, CONVEYED TO JIMMIE LUECKE CHILDREN PARTNERSHIP, LTD., RECORDED IN VOLUME 702, PAGE 596, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, DATED MARCH 30, 1994 AND A FOUND 1" PIPE FENCE CORNER POST, BEING THE SOUTHERNMOST NORTHWEST CORNER OF SAID 367.66 ACRE TRACT.

**MEASURED (GPS-2019):** N 02°24'40" W ~ 2,194.91 FEET  
**CALLED (DEED-2008):** N 00°05'00" W ~ 2,195.25 FEET



**SURVEYOR'S CERTIFICATE**

**STATE OF TEXAS**  
**REGISTERED PROFESSIONAL LAND SURVEYOR**  
**JAMES ORNELAS**  
5726  
12-06-19  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5726

I, JAMES ORNELAS, A PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY PLAN AND ITS ACCOMPANYING FIELD NOTE DESCRIPTION, CORRECTLY REPRESENT THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND DIRECTION.

**NOTES:**

- THIS SURVEY WAS PREPARED WITH TITLE REPORT ISSUED BY STEWART TITLE GUARANTY COMPANY WITH G.F. NUMBER 39884.
- THIS SURVEY MAY NOT SHOW ALL CROSSINGS OF PIPELINES, CABLES, EASEMENTS, RIGHT OF WAYS OR IMPROVEMENTS. HOWLAND ENGINEERING & SURVEYING CO. ASSUMES NO RESPONSIBILITY TO LOCATE PIPELINES OR CABLE CROSSINGS.

**LEGEND**

- = BOUNDARY LINE
- X — = BARB-WIRE FENCE LINE
- E — = ELECTRIC FENCE LINE
- — — = SURVEY LINE
- — — = DEED LINE
- — — = CREEK
- — — = OVERHEAD POWERLINE

**REVISION LOG**

REVISION 1:	12-06-19
REVISION 2:	
REVISION 3:	

**HOWLAND ENGINEERING AND SURVEYING CO.**  
TBPE Firm Registration No. F-4097 TBPLS Firm Registration No. 100464-00  
7615 N. Bartlett Avenue Laredo, TX, 78041 P. 956.722-4411 F. 956.441-0180  
4902 Sinclair Road San Antonio, TX, 78222 P. 210.648.1600 F. 210.648.1605  
www.howlandcompanies.com

<b>FIELD DATA</b>			<b>DRAWN BY:</b> L.O.T.	
DATE: 11-19-19	BOOK: SA-146	PG. 74-76	JOB No.:	25597-19
			SCALE:	1"=600'
			CHECKED BY:	J.O.
			SHEET	1 OF 1