



169.971 ACRES
BASTROP COUNTY, TEXAS

EXHIBIT "A"

A DESCRIPTION OF A 169.971 ACRES IN THE NANCY BLAKEY SURVEY, A-98 IN BASTROP COUNTY, TEXAS, BEING A PORTION OF A CALLED 391.394 ACRE TRACT CONVEYED TO JOHN DALE WEAVER IN A SPECIAL WARRANTY DEED DATED MARCH 31, 2009, AND RECORDED IN VOLUME 1903, PAGE 237, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS (OPRBCT), SAVE AND EXCEPT THEREFROM, THAT CERTAIN 0.013 ACRE TRACT CONVEYED BY DEED WITHOUT WARRANTY RECORDED IN DOCUMENT NO. 201903110, OPRBCT; SAID 169.971 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the southeast right-of-way line of F.M. Highway No. 20 (100' right-of-way width), being a northwest corner of said 391.394 acre tract, being also the southwest corner of a 42.697 acre tract described in Volume 2297, Page 496, Deed Records, Bastrop County, Texas (DRBCT);

THENCE with the common line of said 391.394 acre tract and said 42.697 acre tract, the following three (3) courses and distances:

1. North 87°42'33" East, a distance of 2581.84 feet to a 1/2" rebar with "Chaparral" plastic cap found for the southeast corner of said 42.697 acre tract;
2. North 00°51'41" West, a distance of 793.29 feet to a 1/2" rebar found;
3. North 04°22'25" West, a distance of 773.46 feet to a 1/2" rebar with "Chaparral" plastic cap set in the south right-of-way line of State Highway No. 71 (right-of-way width varies), being a northwest corner of said 391.394 acre tract, being also the northeast corner of said 42.697 acre tract, from which a rebar with illegible plastic cap found, bears North 01°22'25" West, a distance of 0.36 feet and additional 1/2" rebar found, bears North 82°05'52" West, a distance of 0.45 feet;

THENCE North 87°46'17" East, with the south right-of-way line of State Highway No. 71 and the north line of said 391.394 acre tract, at a distance of 410.76 feet passing a rebar with "TXDOT" aluminum cap found, and continuing for a total distance of 710.76 feet to a cotton spindle with washer set at the intersection of the south right-of-way line of State Highway No. 71 and the west right-of-way line of Bear Hunter Drive (40' right-of-way width) as shown on Bear Hunter Drive Phase 1, a subdivision of record in Cabinet 5, Slide 120-A, Plat Records, Bastrop County, Texas (PRBCT), Hunters Crossing Section Seven B, a subdivision of record in Cabinet 5, Slide 113-A, PRBCT, Hunters Crossing Section Four B, a subdivision of record in Cabinet 4, Slide 187-A, PRBCT, and Hunters Crossing Section Three G, a subdivision of record in Cabinet 5, Slide 11-A, PRBCT, being also a northeast corner of said 391.394 acre tract, from which a rebar with "TXDOT" aluminum

cap found in the south right-of-way line of State Highway No. 71, bears North 87°46'17" East, a distance of 720.01 feet;

THENCE South 01°03'03" East with the west right-of-way line of Bear Hunter Drive and the east line of said 391.394 acre tract, passing a rebar with "TJ Dodd 1882" plastic cap found at a distance of 2271.70 feet and continuing for a total distance of 3241.75 feet to a rebar with illegible plastic cap found for the southwest termination of Bear Hunter Drive, being on or near the north line of the Mozea Rouseau Survey, A-56, and the south line of said Nancy Blakey Survey, A-98;

THENCE South 88°00'01" West, crossing said 391.394 acre tract, generally along said survey lines, a distance of 3936.56 feet to a fence post found for a reentract corner of said 391.394 acre tract;

THENCE South 87°16'48" West with the south line of said 391.394 acre tract, a distance of 331.20 feet to a fence post found in the southeast right-of-way line of F.M. Highway No. 20, from which a 1/2" rebar found, bears North 67°27'37" East, a distance of 1.15 feet;

THENCE North 29°08'16" East with the southeast right-of-way line of F.M. Highway No. 20 and the northwest line of said 391.394 acre tract, a distance of 1942.87 feet to the **POINT OF BEGINNING**, containing 169.971 acres of land, more or less.

Surveyed on the ground January 2, 2017, January 26, 2019, and February 11, 2019.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, US Survey Feet.

Attachments: Drawing 143-023-TR1-NORTH

Bryan D. Newsome
12 March 2019
Bryan D. Newsome
Registered Professional Land Surveyor
State of Texas No. 5657
T.B.P.L.S. Firm No. 10124500

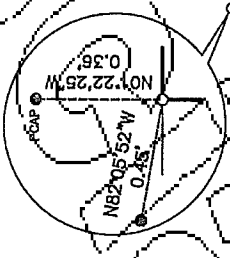


UNRECORDED

A SKETCH TO ACCOMPANY A DESCRIPTION OF A 169.971 ACRES IN THE NANCY BLAKEY SURVEY, A-98 IN BASTROP COUNTY, TEXAS, BEING A PORTION OF A 391.394 ACRE TRACT CONVEYED TO JOHN DALE WEAVER IN A SPECIAL WARRANTY DEED DATED MARCH 31, 2009; AND RECORDED IN VOLUME 1903, PAGE 237 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAVE AND EXCEPT THEREFROM, THAT CERTAIN 0.013-ACRE TRACT CONVEYED BY DEED WITHOUT WARRANTY RECORDED IN DOCUMENT NO. 201903110, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS.



1" = 400'



STATE HIGHWAY NO. 71
{RIGHT-OF-WAY WIDTH VARIES}

N87°46'17"E 720.01'
{N87°46'32"E 719.80'}
N87°46'17"E 300.00'
{N87°46'32"E 300.00'}
410.76' {N87°46'32"E 410.91'}
410.91'

N01°07'30"E 792.80' (N00°30'41"E 773.78)
N01°22'25"W 773.46'

PAUL PAPE &
BARBARA L. PAPE
SECOND TRACT
22.609 ACRES
(333/502)

MAY MUIOI NGO
42.697 ACRES
(2297/496)

N87°42'33"E 2581.84'
(N89°08'18"E 2582.17')
(544/408) (2297/496)

(WEST 937 VARAS) (153/338)

169.971 ACRES
JOHN DALE WEAVER
391.394 ACRES
(1903/237)

S01°02'02"E 3241.75'
(S00°38'02"W 3241.26')

NANCY BLAKEY
SURVEY A-98

BEAR HUNTER
DRIVE
(40' R.O.W.)
HUNTERS CROSSING
BEAR HUNTER DRIVE
PHASE 1
(5/120-A)

FORESTAR (USA)
REAL ESTATE GROUP
INC.

SABINE INVESTMENT
COMPANY
283,001 ACRES
(1113/870)

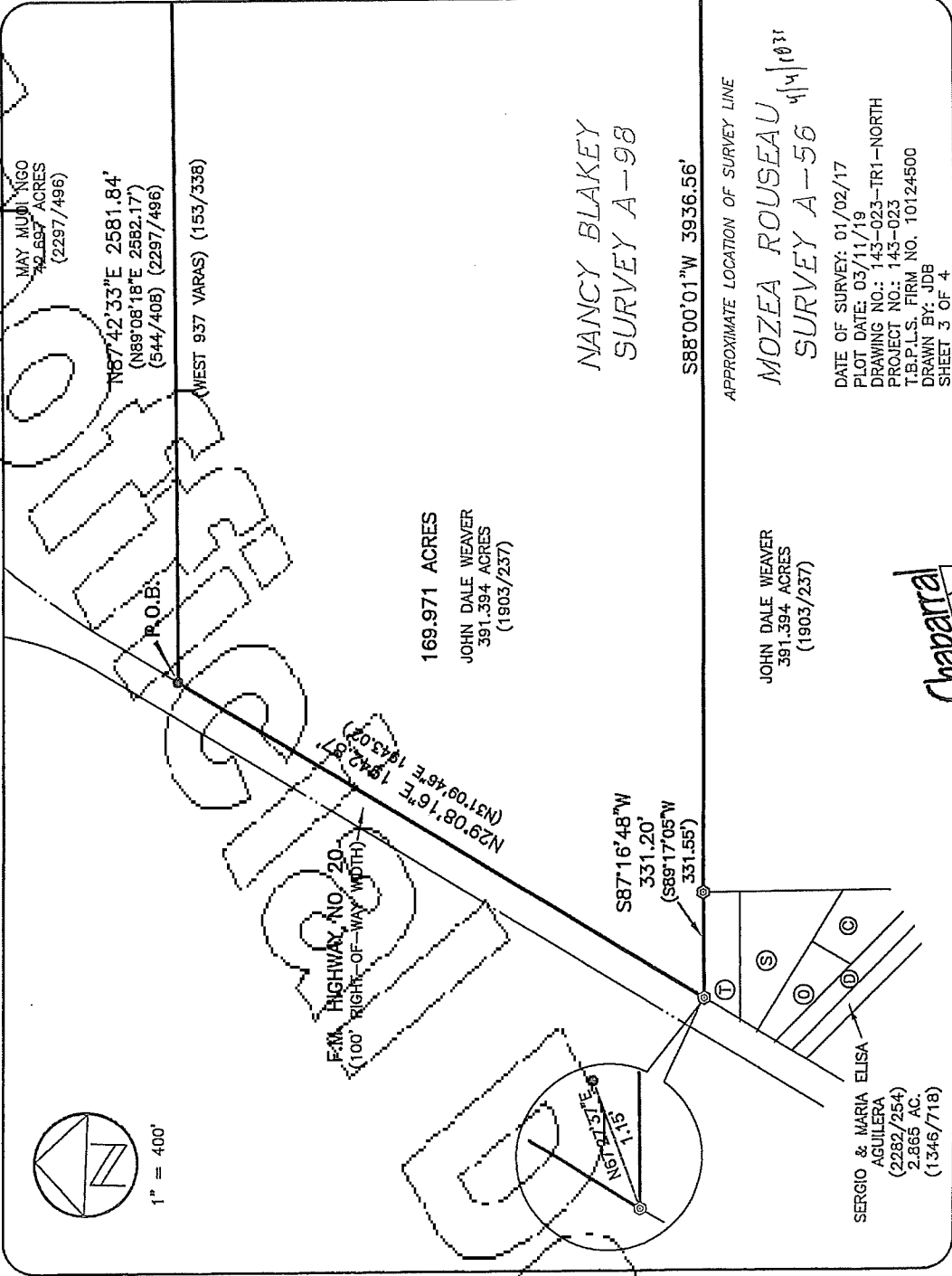
PACK HORSE DRIVE

HUNTERS
CROSSING
SECTION
SEVEN B
(5/113-A)

S01°03'03"E
2271.70'

DATE OF SURVEY: 01/02/17
PLOT DATE: 03/11/19
DRAWING NO.:
143-023-TR1-NORTH
PROJECT NO.: 143-023
T.B.P.L.S. FIRM NO. 10124500
DRAWN BY: JDB
SHEET 1 OF 4

Chaparral

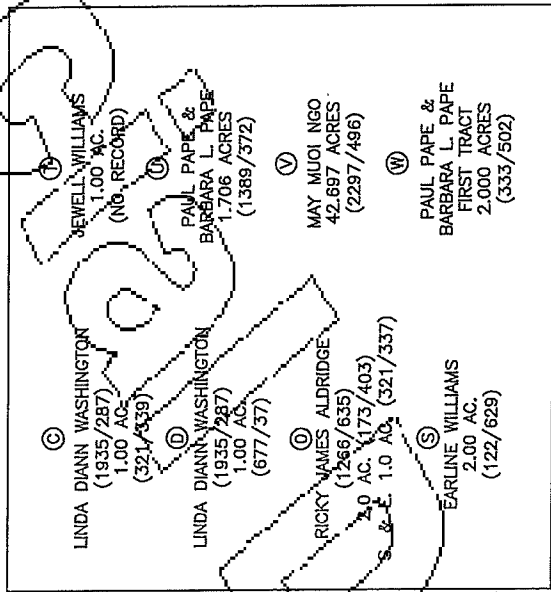


NANCY BLAKEY
SURVEY A-98

MOZEA ROUSEAU
SURVEY A-56

DATE OF SURVEY: 01/02/17
 PLOT DATE: 03/11/19
 DRAWING NO.: 143-023-TR1-NORTH
 PROJECT NO.: 143-023
 T.B.P.L.S. FIRM NO. 10124500
 DRAWN BY: JDB
 SHEET 3 OF 4

Chaparal



LEGEND

●	1/2" REBAR FOUND (OR AS NOTED)
○	1/2" REBAR WITH "CHAPARRAL" CAP SET
● CH	1/2" REBAR WITH "CHAPARRAL" CAP FOUND
● PCAP	REBAR WITH ILLEGIBLE PLASTIC CAP FOUND
● CAP	REBAR WITH PLASTIC CAP FOUND (RPLS NOTED)
⊙	REBAR WITH "TXDOT" ALUMINUM CAP FOUND
⊗	COTTON SPINDLE WITH "CHAPARRAL" WASHER SET
⊙	FENCE POST FOUND
()	RECORD INFORMATION
{ }	RECORD INFORMATION FROM TXDOT R.O.W. MAPS

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 PROJECT NO.: 143-023
 T.B.P.L.S. FIRM NO. 10124500
 DRAWN BY: JDB
 SHEET 4 OF 4

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983
 (NAD83), CENTRAL ZONE, US SURVEY FEET.
 ATTACHMENTS: METES AND BOUNDS DESCRIPTION
 143-023-TR1-NORTH



DRAFT

EXHIBIT "B"

1. ½ interest in and to all oil, gas, and other minerals, in, on, under or that may be produced from the Property, together with all rights relating thereto, express or implied, reserved unto the grantor in Deed executed by Ivor W. Young to John Dale Weaver and Charlotte Weaver dated December 29, 1960, recorded in Volume 153, Page 338, deed Records of Bastrop County, Texas.
2. Easement to Aqua Water Supply Corporation recorded at Volume 356, Page 916, Official Records, Bastrop County, Texas.
3. Easement to Lower Colorado River Authority recorded at Volume 103, Page 582 of the Deed Records of Bastrop County, Texas, modified in Volume 1175, Page 678 Official Public Records of Bastrop County, Texas.
4. Annexation Ordinance No. 2011-27, recorded in Volume 2108, Page 266, Official Public Records of Bastrop County, Texas.
5. Easement to City of Bastrop recorded at Volume 2222, Page 852, Official Public Records, Bastrop County, Texas.
6. Easement to City of Bastrop recorded at Volume 2222, Page 860, Official Public Records, Bastrop County, Texas.
7. Easement to West Bastrop Village, Ltd. recorded at Clerk's File No. 201604146 and corrected at Clerk's File No. 201902177, Official Public Records, Bastrop County, Texas.
8. Easement to Aqua Water Supply Corporation recorded at Clerk's File No. 201812790, Official Public Records, Bastrop County, Texas.
9. Apparent utility easements along the northern and north easterly boundary of the Property as evidenced by storm sewer manholes, underground gas/telephone markers, water meter and well location shown on the survey prepared by Bryan D. Newsome R.P.L.S. No. 5657, dated 3/1/2019.
10. Apparent utility easement as evidenced by the overhead utility lines, guy wires and poles crossing the property outside of easement areas as shown on the survey prepared by Bryan D. Newsome R.P.L.S. No. 5657, dated 3/1/2019.
11. Rights, if any, of the adjoining property owner in and to the stock pond situated across the property line as shown on the survey prepared by Bryan D. Newsome R.P.L.S. No. 5657, dated 3/1/2019.
12. Any claim, right or assertion of title by the adjoining land owner in and to that strip of land located between the property line and the fence(s) as shown on the survey prepared by Bryan D. Newsome R.P.L.S. No. 5657, dated 3/1/2019.
13. Any easement rights related to the unpaved drives extending across the property as shown on the survey prepared by Bryan D. Newsome R.P.L.S. No. 5657, dated 3/1/2019.