

THE PROPERTY SHOWN HEREON IS SUBJECT TO THE FOLLOWING:
 Twenty-five (25) foot roadway easement along the westerly line of subject property, as evidenced in General Warranty Deed from Loyd J. Landry to The Veterans Land Board of the State of Texas, recorded in Volume 264, Page 102 of the Deed Records of Bastrop County, Texas.

Easement as shown in instrument from Ralph W. Eppley to Bi-Stone Fuel Company, dated December 14, 1969 in Volume 189, Page 809 of the Deed Records of Bastrop County, Texas.

Metes and Bounds Description

BEING 14.99 ACRES OF LAND, MORE OR LESS, AND BEING OUT OF THE JAMES P. WALLACE SURVEY, A-365, BASTROP COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED AS TRACT 1, ±14.997 ACRES AS CONVEYED TO LORETTA DUNN AND MICHAEL DUNN BY GENERAL WARRANTY DEED, AS RECORDED IN VOLUME 1396, PAGE 939, OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS. SAID 14.99 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND IRON PIN BEING IN THE SOUTHWEST LINE OF A ±36.796 ACRE TRACT AS CONVEYED TO DON ALLAN CAPO AND SUZANNE ANDRES CAPO, AS RECORDED IN VOLUME 984, PAGE 236, OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS, POINT BEING THE CENTERLINE OF THE END OF A NON-EXCLUSIVE EASEMENT AS RECORDED IN VOLUME 264, PAGE 102, DEED RECORDS OF BASTROP COUNTY, TEXAS, AND KNOWN AS CODY LANE, AND POINT ALSO BEING THE NORTH CORNER OF THIS TRACT;

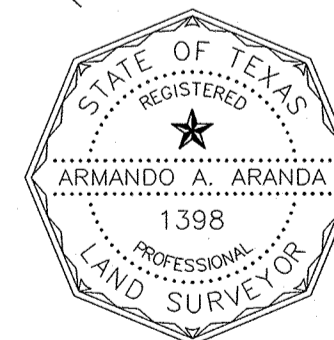
THENCE, FOLLOWING THE SOUTHWEST BOUNDARY LINE OF THE AFOREMENTIONED ±36.796 ACRE CAPO TRACT, S47°40'58"E, 1043.11 FEET TO A FOUND IRON PIN BEING THE SOUTH CORNER OF THE CAPO TRACT, ALSO BEING THE EAST CORNER OF A ±40.0 ACRE TRACT SHOWN TO BE OWNED BY CHARLES AND LYDIA ELLIOTT, AS RECORDED IN VOLUME 698, PAGE 76, OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS, AND S47°20'04"E, 250.83 FEET TO A FOUND IRON PIN BEING THE EAST CORNER OF THIS TRACT, ALSO BEING THE NORTH CORNER OF A ±12.546 ACRE TRACT SHOWN TO BE OWNED BY ARMANDO AND ELIDIA SALINAS AS RECORDED IN VOLUME 1108, PAGE 376, OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS;

THENCE, S42°28'43"W, 589.04 FEET TO A FOUND IRON PIN BEING THE SOUTH CORNER OF THIS TRACT, ALSO BEING THE WEST CORNER OF THE AFOREMENTIONED ±12.546 ACRE SALINAS TRACT;

THENCE, N47°31'47"W, 664.47 FEET TO A FOUND IRON PIN, AND N48°53'11"W, 18.78 FEET TO A FOUND IRON PIN IN THE CENTER OF THE AFOREMENTIONED NON-EXCLUSIVE EASEMENT KNOWN AS CODY LANE;

THENCE, FOLLOWING THE CENTER OF THE NON-EXCLUSIVE EASEMENT KNOWN AS CODY LANE, N41°56'25"W, 269.02 FEET TO A FOUND IRON PIN BEING THE WEST CORNER OF THIS TRACT;

THENCE, CONTINUING TO FOLLOW THE CENTER OF THE NON-EXCLUSIVE EASEMENT KNOWN AS CODY LANE, N11°03'18"E, 657.77 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 14.99 ACRES OF LAND, MORE OR LESS.



I HEREBY CERTIFY THAT THIS "LAND TITLE SURVEY" IS AN ACCURATE REPRESENTATION OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, THAT ALL PROPERTY CORNERS ARE MARKED AS SHOWN, THAT THIS SURVEY CORRECTLY SHOWS THE LOCATION OF EASEMENTS, BUILDING SET-BACKS, AND OTHER MATTER OF RECORD CONTAINED IN THE TITLE COMMITMENT REFERENCED BELOW, AND THAT THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, OTHER THAN FENCES, APPARENT OR KNOWN TO ME TO BE ON THE PROPERTY, EXCEPT AS SHOWN HEREON.

Armando A. Aranda 11/14/11
 ARMANDO A. ARANDA SR.
 REGISTERED PROFESSIONAL
 LAND SURVEYOR
 NO. 1398, STATE OF TEXAS
 DATE

SURVEY NOTES

The Approximate Flood Plain Lines were determined by the Federal Insurance Rate Map, Panel No. 48021C0225E, with a Map Revision Date of January 19, 2006.

No attempt has been made to locate any improvements, easements, or rights of way not shown hereon.

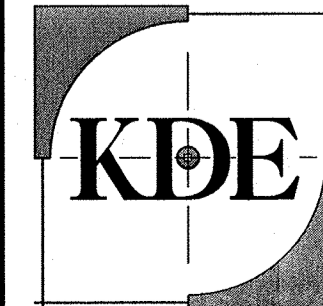
Basis of Bearings --- GPS

LEGAL DESCRIPTION OF LAND:

Being 14.99 acres of land, more or less, out of the JAMES P. WALLACE SURVEY, ABSTRACT NO. 365, in Bastrop County, Texas.

TITLE COMPANY

Trinity Title of Texas
 Westcor Land Title Insurance Company
 GF No: 19995



KD ENGINEERING, L.L.C.
 107 EAGLE COURT, BASTROP, TEXAS 78602

TBPE - FIRM No. 9422
 TBPLS - FIRM No. 101571-00

PHONE: 512-985-5240 e-mail: kenneth@kd-eng.com

File # SURVEYS 2011\111714 - 242 Cody Lane 242 Cody Lane.dwg