

**JAMES E. GARON
& ASSOCIATES, INC.**
PROFESSIONAL LAND SURVEYORS

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September 4, 2014

LEGAL DESCRIPTION: BEING A 30.012 ACRE TRACT OF LAND LYING IN AND SITUATED OUT OF THE JOHN JONES SURVEY, ABSTRACT 210 IN BASTROP COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 16.55 ACRE TRACT OF LAND CONVEYED TO KENDALL S. THOMAS AND LADY ANN CHILDRESS THOMAS BY DEED RECORDED IN VOLUME 729, PAGE 359 OFFICIAL RECORDS, BASTROP COUNTY, TEXAS AND THE REMAINDER OF THAT CERTAIN 18.59 ACRE TRACT OF LAND CONVEYED TO KENDALL S. THOMAS AND LADY ANN CHILDRESS THOMAS BY DEED RECORDED IN VOLUME 1224, PAGE 865 OF SAID OFFICIAL RECORDS; SAID 30.012 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN AUGUST, 2014:

BEGINNING at a 5/8" iron rod found on the northwesterly line of North Pope Bend Road for the southerly corner hereof and said Thomas 16.55 acre tract and the easterly corner of that certain 39.981 acre tract of land conveyed to R.L. Wyatt, III by deed recorded in Volume 1147, Page 235 of said official records:

THENCE N 46°29'15" W a distance of 972.12 feet to an axle found on the southeasterly line of that certain 177.476 acre tract of land conveyed to MECH-CTA, LLC by deed recorded in Volume 2065, Page 435 of said official records for the westerly corner of said Thomas 16.55 acre tract and the northerly corner of said Wyatt 39.981 acre tract;

THENCE N 55°58'54" E a distance of 827.94 feet to a 60D nail found in fence corner post for the northerly corner of said Thomas 16.55 acre tract and an ell corner of said MECH-CTA, LLC 177.476 acre tract;

THENCE N 47°12'44" W a distance of 912.81 feet to a 5/8" iron rod found on the southeasterly bank of the Colorado River for the westerly corner of said Thomas 18.59 acre tract and northerly corner of said MECH-CTA, LLC 177.476 acre tract;

THENCE N 63°09'09" E a distance of 54.30 feet along the Colorado River to an iron rod set for the westerly corner of that certain 1.493 acre tract of land conveyed to the Lower Colorado River Authority by deed recorded in Volume 1716, Page 55 of said official records;

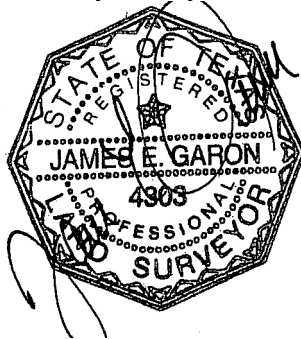
THENCE with said Lower Colorado River Authority 1.493 acre tract, S 47°01'36" E a distance of 332.39 feet to a 60D nail found for corner and N 53°25'56" E a distance of 208.08 feet to a 3/4" iron pipe found for the easterly corner of said Lower Colorado River Authority 1.493 acre tract;

THENCE N 74°58'34" E a distance of 215.51 feet to an iron rod set for the westerly corner of that certain 3.500 acre tract of land conveyed to Glynn B. Graham and Hollis L. Wayne by deed recorded in Volume 1822, Page 357 of said official records;

THENCE S 47°02'44" E a distance of 1212.14 feet to an iron rod set on the northwesterly line of North Pope Bend Road for the easterly corner hereof and southerly corner of said Graham and Wayne 3.500 acre tract;

THENCE S 43°44'19" W a distance of 1251.75 feet along North Pope Bend Road to the **POINT OF BEGINNING**, containing 30.012 acres of land, more or less and as shown on sketch of survey prepared herewith.

Surveyed by:



James E. Garon
Registered Professional Land Surveyor
Server; co\Bastrop\surveys\John Jones\53714