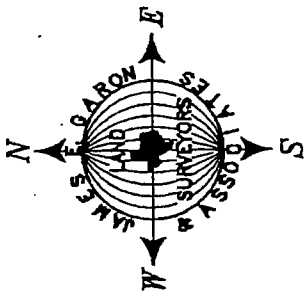
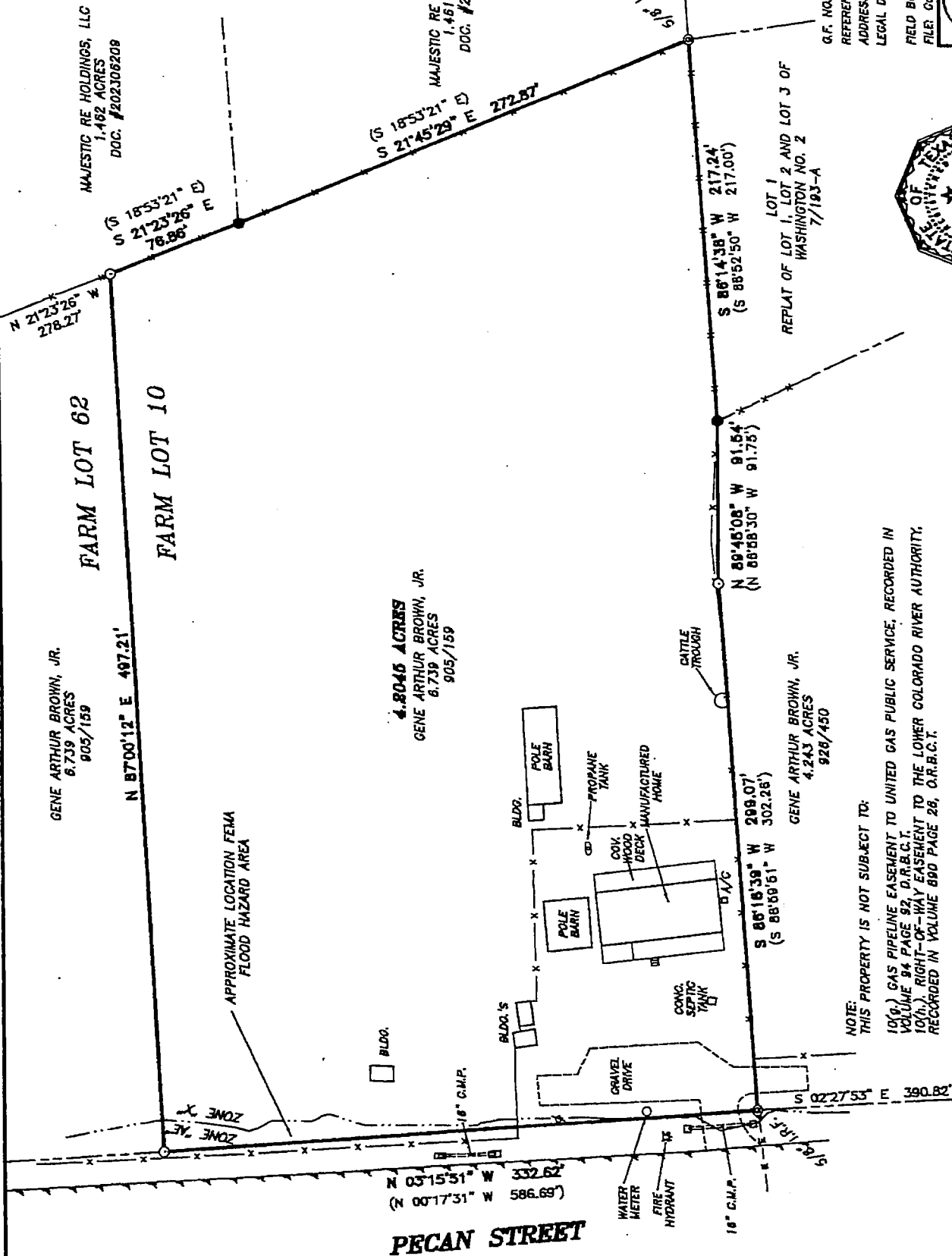


BEARINGS SHOWN ARE GRID NORTH BASED ON GPS OBSERVATIONS FOR TEXAS STATE PLANE COORDINATE SYSTEM "CENTRAL ZONE" NAD83.



LEGEND

- 1/2" REBAR FOUND (UNLESS NOTED)
- 1/2" REBAR SET W/CAP
- STAMPED I.C. GARON RPLS 4303
- IRON ROD W/CAP FOUND
- CLEAN OUT
- SEPTIC LID
- WIRE FENCE
- POWER POLE
- OVERHEAD ELECTRIC LINE
- DOWN GUY
- FIRE HYDRANT
- CORRUGATED METAL PIPE
- C.M.P.
- (BRG.-DIST.)



GENE ARTHUR BROWN, JR.
6,739 ACRES
905/159

N 87°00'12" E 487.21'

FARM LOT 62

FARM LOT 10

APPROXIMATE LOCATION FEMA
FLOOD HAZARD AREA

4.8045 ACRES

GENE ARTHUR BROWN, JR.
6,739 ACRES
905/159

MAJESTIC RE HOLDINGS, LLC
1,461 ACRES
DOC. #202306209

(S 18°53'21" E)
S 21°23'26" E
76.86'

(S 18°53'21" E)
S 21°45'29" E 272.57'

S 88°14'38" W 217.24'
(S 88°52'50" W 217.00')

LOT 1
REPLAT OF LOT 1, LOT 2 AND LOT 3 OF
WASHINGTON NO. 2
7/193-A

LOT 3
REPLAT OF LOT 1, LOT 2 AND LOT 3 OF
WASHINGTON NO. 2
7/193-A

G.F. NO. 2404252-BAS

REFERENCE: GENE ARTHUR BROWN, JR. & JESSICA BROWN
ADDRESS: 2603 PECAN STREET, BASTROP, TEXAS

LEGAL DESCRIPTION: 4.8045 ACRES OUT OF FARM LOT 10, EAST OF MAIN STREET,
CITY OF BASTROP, BASTROP COUNTY, TEXAS.

FIELD BOOK: B-482/24 & B-725/30

FILE: Co\Bastrop\City of Bastrop\Farm Lots EN5\Farm Lot 10 EN5\202324.dwg

JAMES E. GARON & ASSOC.

LAND SURVEYORS & CIVIL ENGINEERS

Firm Reg. #10058400 & F-20386

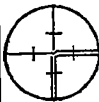
185 McAllister Road

Bastrop, Texas 78602

(512) 303-4185

jgaron@aquaterra.com

www.jamesegarons.com



James E. Garon
MARCH 29, 2024

NOTE:
THIS PROPERTY IS NOT SUBJECT TO:

10(1) GAS PIPELINE EASEMENT TO UNITED GAS PUBLIC SERVICE, RECORDED IN
VOLUME 94, PAGE 92, D.R.B.C.T.
10(1) RIGHT-OF-WAY EASEMENT TO THE LOWER COLORADO RIVER AUTHORITY,
RECORDED IN VOLUME 890 PAGE 28, D.R.B.C.T.

TO THE OWNERS, LIENHOLDERS AND INDEPENDENCE TITLE COMPANY

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY
DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS,
ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND
THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE "AE" & "X"
AND IS PARTIALLY WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY
FLOOD INSURANCE RATE MAP, PANEL NO. 48021G0213F EFFECTIVE MAY 9, 2023.

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Use of this survey for any purpose other than this transaction is prohibited

I / We have reviewed this survey and are aware of
any and all discrepancies, conflicts, or shortages in
area or boundary lines or any encroachments, or
protrusions or any overlapping of improvements.

Sign: *[Signature]* Date: 7-18-24

Sign: *[Signature]* Date: 4-18-24

Exhibit A

JAMES E. GARON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
185 McAllister Road
Bastrop, Texas 78602
512-303-4185
Firm Reg. #10058400
jgaron@austln.tl.com

April 2, 2024

LEGAL DESCRIPTION: BEING A 4.2045 ACRE TRACT OF LAND LYING IN AND BEING SITUATED OUT OF FARM LOT 10, EAST OF MAIN STREET, CITY OF BASTROP, BASTROP COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET 1, PAGE 23-A PLAT RECORDS, BASTROP COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 6.739 ACRE TRACT OF LAND CONVEYED TO GENE ARTHUR BROWN, JR. BY DEED RECORDED IN VOLUME 905, PAGE 159 OFFICIAL RECORDS, BASTROP COUNTY, TEXAS; SAID 4.2045 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN MARCH, 2024:

BEGINNING at a 5/8" iron rod found in the easterly margin of Pecan Street for the southwest corner hereof and said 6.739 acre tract and the northwest corner of that certain 4.243 acre tract of land conveyed to Gene Arthur Brown, Jr. by deed recorded in Volume 926, Page 450 of said official records from which a 1/2" iron rod found at the intersection of Pecan Street with the north line of Mesquite Street bears S 02°27'53" E a distance of 390.82 feet; THENCE N 03°15'51" W a distance of 332.62 feet along Pecan Street to a point for the northwest corner hereof;

THENCE N 87°00'12" E a distance of 497.21 feet, crossing said 6.739 acre tract with the approximate north line of Farm Lot 10, to a point in the west line of that certain 1.462 acre tract of land conveyed to Majestic RE Holdings, LLC by deed recorded in Document #202306209 of said official records for the northeast corner hereof from which a 5/8" iron rod found for the northeast corner of said 6.739 acre tract bears N 21°23'26" W a distance of 278.27 feet;

THENCE S 21°23'26" E a distance of 76.86 feet to a 1/2" iron rod found for the southwest corner of said Majestic RE Holdings, LLC 1.462 acre tract and the northwest corner of that certain 1.461 acre tract of land conveyed to Majestic RE Holdings, LLC by deed recorded in Document #202306209 of said official records;

THENCE S 21°45'29" E a distance of 272.87 feet to a 5/8" iron rod found for the southeast corner hereof and said 6.739 acre tract, the southwest corner of said Majestic RE Holdings, LLC 1.461 acre tract and the common corner of Lots 1 & 3, Replat of Lot 1, 2 & 3, Washington No. 2 as recorded by plat in Cabinet 7, Page 193-A of said plat records;

THENCE S 86°14'38" W a distance of 217.24 feet to a 1/2" iron rod found for the northwest corner of said Lot 1 and the northeast corner of said Brown 4.243 acre tract;

THENCE N 89°45'08" W a distance of 91.54 feet to an angle point and S 86°18'39" W a distance of 299.07 feet to the POINT OF BEGINNING, containing 4.2045 acres of land, more or less and as shown on map of survey prepared herewith.

Surveyed by:

James E. Garon
Registered Professional Land Surveyor
colBastrop\FL EMS\FLL10129324
legal



WEG
2/27/24