

ADDENDUM A
BEING THE LEGAL DESCRIPTION FOR THE PROPERTY LOCATED AT 234
SANDY RD., ROSANKY, TX 78953

115.056 ACRE TRACT

LEGAL DESCRIPTION: Being 115.056 acres of land out of the N. W. Eastland Survey, Abstract No. 156 in Bastrop County, Texas and being that certain 116.05 acre tract described Volume 1862, Page 6 of the Official Public Records of said Bastrop County, Texas; Said 115.056 acre tract being more particularly described as follows and as surveyed under the supervision of Cross Texas Land Services Inc in July 2024:

BEGINNING at a ½" iron rod found for the southwest corner of the Suhler Sandy Toad Subdivision recorded in Cabinet 7, Slide 233-B of the Plat Records of said Bastrop County, Texas, the northwest corner of that certain 14.782 acre tract described in Doc. #202012135 of said Official Public Records, the northeast corner of the Red Rock Pines Subdivision recorded in Cabinet 2, Slide 362-A of said Plat Records and the southeast corner hereof;

THENCE along the northeast line of said Red Rock Pines Subdivision, the following 2 courses:

1. North 62°44'49" West a distance of 1670.37 feet to a 1/2" iron rod with cap found;
2. North 62°55'18" West a distance of 2508.07 feet to a iron stake at a fence corner post found in the east line of that certain 15.0 acre tract described in Doc. #201905894 of said Official Public Records for the northwest corner of said Red Rock Pines Subdivision and the southwest corner hereof;

THENCE along the east line of said 15.0 acre tract, the following 2 courses:

1. North 17°02'23" West a distance of 296.42 feet to a 3/4" iron pipe found;
2. North 20°39'12" West a distance of 291.83 feet to a 2" pipe fence corner post found for the north corner of said 15.0 acre tract and the east corner of that certain 9.989 acre tract described in Doc. #202406204 of said Official Public Records;

THENCE North 21°49'38" West a distance of 544.04 feet along the east line of said 9.989 acre tract to a 1.5" iron pipe found for the north corner of said 9.989 acre tract and the east corner of that certain 27.292 acre tract described in Volume 1690, Page 858 of said Official Public Records;

THENCE along the east line of said 27.292 acre tract, the following 2 courses:

1. North 18°54'15" West a distance of 281.50 feet to a calculated point;
2. North 24°59'39" West a distance of 42.47 feet to a 3/4" iron pipe found for the southwest corner of that certain 127.861 acre tract described in Volume 1382, Page 106 of said Official Public Records and the northwest corner hereof;

THENCE along the southwest line of said 127.861 acre tract, the following 3 courses:

1. North 70°21'05" East a distance of 114.03 feet to a 2" pipe fence corner post found;
2. South 62°42'59" East a distance of 421.53 feet to a 2" pipe fence corner post found;
3. South 62°30'38" East a distance of 1882.38 feet to a 1/2" iron rod with cap found for the southeast corner of said 127.861 acre tract and the southwest corner of that certain 18.000 acre tract described in Volume 1416, Page 133 of said Official Public Records;

THENCE South 62°32'34" East a distance of 1326.27 feet along the southwest line of said 18.000 acre tract to a 1/2" iron rod with cap found for the southeast corner of said 18.000 acre tract and the southwest corner of that certain 11.000 acre tract described in Doc. #202203490 of said Official Public Records;

THENCE South 62°33'22" East a distance of 1563.30 feet along the southwest line of said 11.000 acre tract to a 1/2" iron rod with cap found for the southeast corner of said 11.000 acre tract, the northwest corner of said Suhler Sandy Road Subdivision and the northeast corner hereof;

THENCE along the west line of said Suhler Sandy Road Subdivision, the following 4 courses:

1. South 28°26'54" West a distance of 238.44 feet to a 1/2" iron rod with cap found;
2. South 28°20'54" West a distance of 175.19 feet to a 1/2" iron rod with cap found;
3. South 28°33'12" West a distance of 271.72 feet to a 1/2" iron rod with cap found;
4. South 28°24'06" West a distance of 357.72 feet to the **POINT OF BEGINNING** containing 115.056 acres more or less, and as shown hereon.

Note: Bearings, distances and acreage shown hereon are NAD 83, Texas Central Zone and are derived from GPS techniques. Iron Rod set are 1/2 inch rod with plastic caps marked "CTLS".