

Foreclosure Notices February 2, 2021

① Sanchez, Rafael & Rogel, Danelia

2 Johnson, Hester

3. Rogue Seraphim Holdings LLC, Artes, Francisco S,
& Artes, Jules A

Notice of Substitute Trustee's Sale

Date: **December 31, 2020**
Substitute Trustee: **YAZMIN LEAL**
Substitute Trustee's Address: **2211 Hancock Dr.
Austin, Texas 78758**
Lender: **LAS COLINAS ESTATES, L.P., a Texas limited partnership**
Note: **SIXTY-TWO THOUSAND FOUR HUNDRED AND NO/100THS
DOLLARS (\$62,400.00)**

Deed of Trust

Date: **January 30, 2017**
Grantor: **RAFAEL SANCHEZ, a single person and DANELIA ROGEL, a single person**
Lender: **LAS COLINAS ESTATES, L.P., a Texas limited partnership**

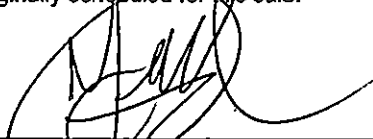
Recording information: A Special Warranty Deed with Vendor's Lien dated January 30, 2017, executed by LAS COLINAS ESTATES, L.P., a Texas limited partnership to RAFAEL SANCHEZ, a single person and DANELIA ROGEL, a single person, recorded under Clerk's Document No. 201701779 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith from RAFAEL SANCHEZ, a single person and DANELIA ROGEL, a single person, to RAMONA FLORES, Trustee, recorded under Clerk's Document No. 201701781 Official Records, Bastrop County, Texas. An Assumption Warranty Deed dated January 15, 2019 executed by DANELIA ROGEL, a single person to RAFAEL SANCHEZ, a single person recorded under Clerk's Document No. 201901704 Official Records, Bastrop County, Texas

Property: (including any improvements), All of Lot 6, Block F, LAS COLINAS ESTATES SUBDIVISION, Bastrop County, Texas, according to the map recorded under Document Number Cabinet #6, Pages 23B-26A, in the Map Records of Bastrop County, Texas.

County: **Bastrop**
Date of Sale (first Tuesday of month): **February 2, 2021**
Time of Sale: **10:00 a.m.**
Place of Sale: **The front steps of the courthouse entrance with a physical address of 803 Pine St #112, Bastrop, Texas 78602.**

YAZMIN LEAL is Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, AS IS. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled may be after the date originally scheduled for this sale.



YAZMIN LEAL, SUBSTITUTE TRUSTEE

FILED
JAN 05 2021
Rose Pletsch
Bastrop County Clerk 10:00am

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NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

DEED OF TRUST INFORMATION:

Date: March 13, 2001

Grantor(s): Hester Johnson

Original Mortgagee: the United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture

Original Principal: \$88,150.00

Recording Information: Volume 1113, Page 367

Property County: Bastrop

Property: BEING 0.104 ACRES LAND LYING IN AND BEING SITUATED OUT OF LOTS 6 AND 7, BLOCK 54, TOWN OF ELGIN IN BASTROP COUNTY, TEXAS AS SHOWN ON THE MAP OF RECORD IN CABINET 1, PAGE 100B OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 0.104 ACRE TRACT OF LAND CONVEYED TO WILLIAM EDWARD CAMPBELL AND EDITH PAULINE CAMPBELL BY DEED RECORDED IN VOLUME 207, PAGE 391 OF DEED RECORDS OF BASTROP COUNTY, TEXAS, SAID 0.104 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN MARCH, 2001: BEGINING AT AN IRON ROD SET AT THE INTERSECTION OF THE SOUTH R-O-W LINE OF WEST 3RD STREET AND WEST LINE OF A 20 FOOT ALLEY FOR THE NORTHEAST CORNER OF SAID LOT 6 AND HEREOF. THENCE SOUTH 19 DEGREES 46' 53" EAST A DISTANCE OF 100.00 FEET ALONG THE WEST LINE OF SAID ALLEY TO AN IRON ROAD SET FOR THE NORTHEAST CORNER OF LOT 8 OF SAID BLOCK 54 AND THE SOUTHEAST CORNER OF SAID LOT 7 AND HEREOF; THENCE SOUTH 70 DEGREES 11' 07" WEST A DISTANCE OF 45.50 FEET ALONG THE COMMON LINE OF SAID LOTS 7 AND 8 TO AN IRON ROD SET FOR THE SOUTHWEST CORNER HEREOF; THENCE NORTH 19 DEGREES 46' 53" WEST A DISTANCE 100.00 FEET TO AN IRON ROD SET IN SAID R-O-W LINE FOR THE NORTHWEST CORNER HEREOF; THENCE NORTH 71 DEGREES 11' 07" EAST DISTANCE OF 45.50 FEET ALONG SAID R-O-W LINE TO THE POINT OF BEGINNING AND CONTAINING 0 104 ACRES OF LAND, MORE OR LESS, AND AS SHOWN ON MAP OF SURVEY PREPARED HEREWITH.

Property Address: 207 West Third Street
Elgin, TX 78621

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to

PLG File Number: 20-028907-1

FILED

JAN 07 2021

Rose Pietsch
Bastrop County Clerk

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9:20am

a Mortgage Servicing Agreement.

Current Mortgagee: **United States Department of Agriculture, Rural Housing Service**
Mortgage Servicer: **USDA Rural Development**
Mortgage Servicer **4300 Goodfellow Blvd**
Address: **Bldg. 105F, FC 215**
St. Louis, MO 63120

SALE INFORMATION:

Date of Sale: **February 2, 2021**
Time of Sale: **10:00 am or within three hours thereafter.**
Place of Sale: **The north door of the Bastrop County Courthouse, 803 Pine Street, Bastrop, TX or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**
Substitute Trustee: **Sharlet Watts, Angela Zavala, Michelle Jones, Richard Zavala, Jr., or Cheyenne Zokaie, any to act**
Substitute Trustee Address: **5501 East LBJ Frwy, Ste. 925 Dallas, TX 75240**

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Sharlet Watts, Angela Zavala, Michelle Jones, Richard Zavala, Jr., or Cheyenne Zokaie, any to act, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. Sharlet Watts, Angela Zavala, Michelle Jones, Richard Zavala, Jr., or Cheyenne Zokaie, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Posted by: *Angela Cavala*
Padgett Law Group
6267 Old Water Oak Road
Suite 203
Tallahassee, FL 32313
(850) 422-2520

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NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

Tract 1: 231.875 acres, more or less, out of the ROBERT H. GRIMES SURVEY, A-173, in Bastrop County, Texas and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

Tract 2: Non-exclusive 40 foot Access Easement, out of the ROBERT H. GRIMES SURVEY, A- 173, Bastrop County, Texas and being more particularly described by metes and bounds in Exhibit "B" attached hereto and made a part hereof for all purposes.

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, February 2, 2021

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale shall be completed no later than 4:00 p.m.

Place: The area of the Bastrop County Courthouse in Bastrop, Texas, designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as a place where foreclosure sales are to take place.

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid

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JAN 11 2021
Rose Pletsch
Bastrop County Clerk
11:26 am

credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the date the property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the beneficiary has the right to direct the trustee or substitute trustee to sell the property in one or more parcels and/or sell all or only part of the property.

Pursuant to the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and condition of the property.

Pursuant to the Texas Property Code, the trustee or substitute trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the sale.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.) and state law, including section 51.015 Texas Property Code. Assert and protect your

rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

4. Type of Sale. The sale is a nonjudicial Deed of Trust lien foreclosure sale being conducted pursuant to the power of sale granted by that one certain Deed of Trust executed by Rogue Seraphim Holdings, L.L.C., dated August 14, 2018 and recorded in Document Number 201811872 of the Deed of Trust Records of Bastrop County, Texas.

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described in the original principal amount of \$1,206,000.00 executed by Rogue Seraphim Holdings, L.L.C., Francisco S. Artes, and Jules A. Artes payable to the order of Extraco Banks, N.A. (collectively the "Obligation"). Extraco Banks, N.A. is the current owner and holder of the Obligation and is the beneficiary under the Deed of Trust.

6. Default and Request To Act. Default has occurred under the Deed of Trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: January 7, 2021.



Blake Rasner
Substitute Trustee
Haley & Olson, P.C.
100 N. Ritchie Road, Suite 200
Waco, Texas 76712
Telephone: (254) 776-3336
Facsimile: (254) 776-6823
Email: brasner@haleyolso.com

EXHIBIT "A"

**STAR SURVEYING
101 LAGUNA
SMITHVILLE, TX 78957
PH. (512) 332-0396**

FIELD NOTES
231.875 ACRES

FIELD NOTES FOR 231.875 ACRES WITHIN THE ROBERT H. GRIMES LEAGUE, ABSTRACT No. 173, BEING ALL OF THE 223.244 ACRES AND THE 0.768 ACRES OUT OF THE 1.962 ACRES, AS CONVEYED TO THE MELINDA C. CRAWFORD REVOCABLE LIVING TRUST IN VOLUME 1661, PAGE 820, OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS, ALONG WITH 5.002 ACRES, 1.207 ACRES, AND 1.654 OUT OF THE 344.500 ACRES AND 1.99 ACRES CONVEYED TO THE MELINDA CRAWFORD REVOCABLE LIVING TRUST IN VOLUME 1502, PAGE 393 OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS, AS SHOWN ON ATTACHED DRAWING, AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING at a called and found iron rod for the northwest corner of the existing Old Paige Road, being on the south line of the said 1.99 acre tract conveyed to the Melinda Crawford Revocable Living Trust,

THENCE, through the said 344.500 acre tract conveyed to the Melinda Crawford Revocable Living Trust, for the THREE (3) following bearings and distances:
1) N 89°46'06" W, 149.72 feet, to a fence corner,
2) S 40°40'42" W, 247.62 feet, to a fence corner,
3) S 00°22'45" E, 733.21 feet, to a set 1/2-inch iron rod with cap (marked RPLS 5394"), on the north line of 48.330 acres conveyed to Mitchell G. Alison and Melinda L. Alison in Volume 2350, Page 145, Official Records of Bastrop County, Texas,

THENCE, S 88°20'00" W, 837.54 feet, with the said north line of the 48.330 acres conveyed to Mitchell G. Alison and Melinda L. Alison, to a found 3/8-inch iron rod by a old fence corner, for the northwest corner of the said 48.330 acres conveyed to Mitchell G. Alison and Melinda L. Alison, also for ell corner on the east line of the said 1.962 acres conveyed to Melinda Crawford Revocable Living Trust,

THENCE, S 00°41'55" E, with the west line of the said 48.330 acres conveyed to Mitchell G. Alison and Melinda L. Alison, at 1530.63 feet passing a set 1/2-inch iron rod with cap (marked "RPLS 5394"), and going a further 267.11 feet, for a TOTAL DISTANCE OF 1749.74 feet, to a 40-inch oak tree, for the southwest corner of the said 48.330 acres conveyed to Mitchell G. Alison and Melinda L. Alison,

THENCE, N 88°58'30" E, 1092.86 feet with the south line of said 48.330 acres conveyed to Mitchell G. Alison and
to a called and 1/2-inch iron rod for the southeast corner of the said 48.330 acres conveyed to Mitchell G. Alison also for the northwest corner of 33.546 acres conveyed to Daniel F. Noack, Jr., as Parcel No. 2138, Tax Records of Bastrop County, Texas,

THENCE, S 02°35'32" E, 1149.71 feet with the west line of said 33.546 acres conveyed to Daniel F. Noack, Jr., to a called and found 1/4-inch iron rod at the southwest corner of said 33.546 acres conveyed to Daniel F. Noack, Jr., also being a point on the north line of 33.87 acres conveyed to Wanda Emily Noack in Document No. 20040458, Official Public Records of Travis County, Texas,

THENCE, S 88°33'57" W, 1613.72 feet with the said north line of 33.87 acres conveyed to Wanda Emily Noack to a called and found 1/2-inch iron rod at the northwest corner of said 33.87 acres conveyed to Wanda Emily Noack, also being the northeast corner of 6.0 acres conveyed to Jim R. Bell in Volume 508, Page 574, Official Public Records of Bastrop County, Texas,

THENCE, S 85°30'19" W, 226.30 feet with the north line of said 6.0 acres conveyed to Jim R. Bell to a found 20-inch Cedar fence corner, THENCE, S 00°55'44" E, 1167.60 feet with the calculated west line of said 6.0 acres conveyed to Jim R. Bell to a point,

THENCE, N 85°29'41" E, 225.65 feet with the calculated south line of said 6.0 acres conveyed to Jim R. Bell to a point,

THENCE, N 00°53'48" W, 536.69 feet with the calculated east line of said 6.0 acres conveyed to Jim R. Bell to a called and found 1/2-inch iron rod on the west line of said 33.87 acres conveyed to Wanda Emily Noack,

THENCE, S 18°54'29" E, 46.66 feet with the said west line of 33.87 acres conveyed to Wanda Emily Noack, to a called and found 1/2-inch iron rod at the southwest corner of said 33.87 acres conveyed to Wanda Emily Noack, also being the northwest corner of 90.69 acres conveyed to William R. Dement in Volume 882, Page 725, Official Public Records of Bastrop County, Texas,

THENCE, S 27°02'48" E, 232.34 feet with the west line of said 90.69 acres conveyed to William R. Dement to a called and found 3/8-inch iron rod,

THENCE, S 03°52'11" E, 864.80 feet with the said west line of 90.69 acres conveyed to William R. Dement to a called and found 1/2-inch iron rod at the southwest corner of said 90.69 acres conveyed to William R. Dement, also being the northwest corner of 142.120 acres conveyed to Ray Lerche in Document No. 201505394, Official Public Records of Bastrop County, Texas,

THENCE, S 01°43'52" E, 937.83 feet with the west line of said 142.120 acres conveyed to Ray Lerche to a called and found 1/2-inch iron rod at the northeast corner of 374.70 acres conveyed to Alan Roberts in Volume 726, Page 416, Official Public Records of Bastrop County,

THENCE, S 88°46'33" W, 2184.31 feet with the north line of said 374.70 acres conveyed to Alan Roberts to a point in Pin Oak Creek, which bears N 45°23'13" E, 57.02 feet from a found 3-inch iron post fence corner on the west high bank of said Pin Oak Creek, with said found 3-inch iron post fence corner being the approximate southeast corner of 27 acres conveyed to Lillie Voight in Document No. 201413056, Official Public Records of Bastrop County, Texas,

THENCE, with the said Pin Oak Creek for the thirty-nine (39) following bearings and distances,

- 1) N 42°14'51" E, 165.58 feet to a point,
- 2) N 11°05'31" W, 87.06 feet to a point,
- 3) N 37°34'53" E, 138.48 feet to a point,
- 4) N 65°10'48" E, 69.26 feet to a point,
- 5) N 41°25'31" E, 221.96 feet to a point,
- 6) S 83°41'11" E, 234.16 feet to a point,
- 7) N 39°13'36" E, 268.94 feet to a point,
- 8) N 50°20'13" W, 186.29 feet to a point,
- 9) N 74°42'45" W, 246.37 feet to a point,
- 10) N 49°19'39" W, 208.18 feet to a point,
- 11) N 68°03'37" E, 144.27 feet to a point,
- 12) N 43°27'06" W, 273.55 feet to a point,
- 13) N 45°49'07" E, 261.88 feet to a point,
- 14) N 53°56'25" E, 289.05 feet to a point,
- 15) S 51°04'58" E, 590.06 feet to a point,
- 16) S 71°27'34" E, 378.82 feet to a point,
- 17) N 65°11'44" E, 201.81 feet to a point,
- 18) N 26°27'19" E, 209.78 feet to a point,
- 19) N 18°19'29" E, 128.82 feet to a point,
- 20) N 76°37'26" W, 167.66 feet to a point,
- 21) N 61°17'02" W, 392.59 feet to a point,
- 22) N 41°31'32" W, 202.54 feet to a point,
- 23) N 13°37'28" E, 402.30 feet to a point,
- 24) N 17°44'02" W, 165.09 feet to a point,
- 25) N 20°58'10" E, 84.31 feet to a point,
- 26) N 73°13'01" E, 95.00 feet to a point,
- 27) N 14°11'28" W, 96.78 feet to a point,
- 28) N 47°45'32" E, 174.02 feet to a point,
- 29) N 82°50'52" E, 117.64 feet to a point,
- 30) N 45°34'49" E, 99.70 feet to a point,
- 31) N 03°08'23" W, 40.69 feet to a point,
- 32) N 20°57'20" W, 97.90 feet to a point,
- 33) N 59°42'04" W, 54.31 feet to a point,
- 34) N 79°41'26" W, 111.69 feet to a point,
- 35) N 55°58'55" W, 98.35 feet to a point,
- 36) N 25°17'26" W, 68.37 feet to a point,
- 37) N 25°25'33" E, 111.74 feet to a point,
- 38) N 12°56'13" W, 101.86 feet to a point,
- 39) N 55°34'07" W, 74.78 feet to a point for the northeast corner of 53.606 acres conveyed

to David F. Bragg and Cynthia A. Bragg in Volume 869, Page 030, Official Public Records of Bastrop County, Texas, also being the southeast corner of 53.606 acres conveyed to David F. Bragg and Cynthia A. Bragg in Volume 733, Page 808,

Official
Public Records of Bastrop County, Texas,

THENCE, N 52°40'42" W, leaving said Pin Oak Creek, with the east line of said 53.606 acres conveyed to David F. Bragg and Cynthia A. Bragg in Volume 733, Page 808, Official Public Records of Bastrop County, Texas passing a found 3/8-inch iron rod at 109.00 feet and going a further 945.66 feet for a TOTAL DISTANCE of 1054.66 feet to a called and found 3/8-inch iron rod at the northeast corner of said 53.606 acres conveyed to David F. Bragg and Cynthia A. Bragg in Volume 733, Page 808, Official Public Records of Bastrop County, Texas, also being the southeast corner of said 344.500 acres conveyed to the said Melinda Crawford Revocable Living Trust,

THENCE, S 88°35'35" W, 209.73 feet, with the north line of the said 53.606 acres conveyed to David F. Bragg and Cynthia A. Bragg, to a called and found 3/8-inch iron rod,

THENCE, N 01°33'23" W, through the interior of the said 344.500 acres conveyed to the said Melinda Crawford Revocable Living Trust, at 786.65 feet passing a called and found 3/8-inch iron rod and going a further 875.12 feet for a total distance of 1661.77 feet, to a set 1/2-inch iron rod with cap (marked "RPLS 5394"),

THENCE, N 88°45'51"E, 2075.69 feet, with the south line of the said 344.500 acres conveyed to the Melinda Crawford Revocable Living Trust, to a set 1/2-inch iron rod with cap (marked "RPLS 5394")

THENCE, through the interior of the said 344.500 acres conveyed to the Melinda Crawford Revocable Living Trust, for the THREE (3) following bearings and distances;

- 1) N 01°14'09" W, 360.00 feet, to a set 1/2-inch iron rod with cap (marks "RPLS 5394"),
- 2) N 88°45'51" E, 200.00 feet, to a set 1/2-inch iron rod with cap (marked "RPLS 5394")
- 3) S 01°14'09" E, 360.00 feet, to a set 1/2-inch iron rod with cap (marked "RPLS 5364"), on the said south line of the 344.500 acres conveyed to the Melinda Crawford Revocable Living Trust,

THENCE, N 88°23'16" E, 814.50 feet, with the said south line of the 344.500 acres conveyed to the Melinda Crawford Revocable Living Trust, to a set 1/2-inch iron rod with cap (marked RPLS 5394"),

THENCE, through the interior of the said 344.500 acres conveyed to the Melinda Crawford Revocable Living Trust, for the SIX (6) following bearings and distances;

- 1) N 00°22'45" W, 709.08 feet, to a set 1/2-inch iron rod with cap (marked RPLS 5394"),
- 2) N 40°40'42" E, 317.70 feet, to a set 1/2-inch iron rod with cap (marked RPLS 5394"),
- 3) S 89°46'06" E 191.61 feet, to a set 1/2-inch iron rod with cap (marked RPLS 5394"),
- 4) S 00°35'34" W 70.00 feet, to a set 1/2-inch iron rod with cap (marked RPLS 5394"),
- 5) N 87°10'21" W 46.80 feet, to the point of beginning CONTAINING 231.875 ACRES more or less in Bastrop County, Texas.

Basis of bearings for this description is a called, S 88°22'00" W, for the south line of said Lastovica 1.963 acres (called 1.951 acres), described as the Second Tract in Volume 835, Page 633, Official Public Records of Bastrop County, Texas.

I, James W. Starcher, a Registered Professional Land Surveyor, do hereby certify that this survey was upon the ground under my direct supervision in March of 2005 and July of 2018.

James W. Starcher

07/30/2018

James W. Starcher
Registered Professional Land Surveyor
State of Texas No. 5394

Date

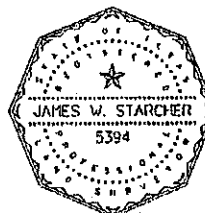


EXHIBIT "B"

**STAR SURVEYING
101 LAGUNA
SMITHVILLE, TX 78957
PH. (512) 332-0396**

**FIELD NOTES
40 FOOT ACCESS EASEMENT
1.677 ACRES**

FIELD NOTES FOR A 40 FOOT WIDE PRIVATE ACCESS EASEMENT OF 1.677 ACRES WITHIN THE ROBERT H. GRIMES LEAGUE, ABSTRACT No. 173, BEING OUT OF AND A PORTION A CALLED 344.500 ACRES AND 1.99 ACRES CONVEYED TO THE MELINDA CRAWFORD REVOCABLE LIVING TRUST IN VOLUME 1502, PAGE 393 · OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS, AS SHOWN ON ATTACHED DRAWING, AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING at a called and found TXDOT concrete right of marker at the beginning of a curve to the left on the west line of FM 2104,

THENCE, with the said curve to the left on the west line of FM 2104, having an arc length of 654.74 feet, a radius of 2331.77 feet, a central angle of 16° 05'18", a chord bearing of S 44°04'26"E, and a chord length of 652.59 feet to the POINT OF BEGINNING of this description,

THENCE, through the interior of the said called 344.500 acres and 1.99 acres conveyed to the MELINDA CRAWFORD REVOCABLE LIVING TRUST for the following bearings and distances;

- 1) S 33°00'01" W., 80.96 feet,
- 2) S 35°32'45" W., 211.70 feet,
- 3) S 40°03'12" W, 92.81 feet,
- 4) S 82°16'32" W, 175.90 feet,
- 5) S 87°42'44" W, 66.90 feet,
- 6) S 85°36'23" W, 73.38 feet,
- 7) S 70°22'04" W, 81.79 feet,
- 8) S 76°31'11" W, 134.68 feet,
- 9) N 86°49'26" W, 43.80 feet,
- 10) N 75°58'47" W, 85.93 feet,
- 11) N 69°27'59" W, 93.21 feet,
- 12) N 81°52'46" W, 98.96 feet,
- 13) N 90°00'00" W, 73.88 feet,
- 14) S 47°45'36" W, 54.52 feet,
- 15) S 10°37'55" W, 57.31 feet,
- 16) S 26°35'32" E, 98.07 feet,
- 17) S 32°02'09" E, 20.85 feet,
- 18) S 01°10'14" E, 123.43 feet,
- 19) S 16°24'29" W, 172.45 feet,
- 20) N 88°45'51" E, 41.97 feet, which bears N 88°45'51"E, 89.93 feet from a set 1/2-inch iron rod with cap (marked "RPLS 5394"), and bears S 88°45'51"W, 68.10 feet from a set 1/2-inch iron rod with cap (marked "RPLS 5394"),
- 21) N 16°24'29" E, 165.92 feet,
- 22) N 01°10'14" W, 140.65 feet,
- 23) N 32°02'09" W, 29.99 feet,
- 24) N 26°35'32" W, 82.70 feet,
- 25) N 10°37'55" E, 30.41 feet,
- 26) N 47°45'36" E, 25.63 feet,
- 27) N 90°00'00" E, 55.59 feet,
- 28) S 81°52'46" E, 91.77 feet,
- 29) S 69°27'59" E, 91.13 feet,
- 30) S 75°58'47" E, 92.00 feet,
- 31) S 86°49'26" E, 53.45 feet,
- 32) N 76°31'11" E, 142.69 feet,
- 33) N 70°22'04" E, 78.59 feet,
- 34) N 85°36'23" E, 67.29 feet,
- 35) N 87°42'44" E, 68.07 feet,
- 36) N 82°16'32" E, 193.24 feet,
- 37) N 40°03'12" E, 109.83 feet
- 38) N 35°32'45" E, 214.17 feet,

39) N 33°00'01" E, 78.76 feet, to the said west line of FM 2104 being the start of a curve to the right,

THENCE with the said west line of FM 2104 being the start of a curve to the right, having an arc length of 40.12 feet, a radius of 2331.77 feet, a central angle of 00°59'09", a chord bearing of N 52°35'39" W, and a chord distance 40.12 feet to the point of beginning CONTAINING 1.677 acres more or less in Bastrop County, Texas.

Basis of bearings for this description is a called, S 88°22'00" W, for the south line of said Lastovica 1.963 acres (called 1.951 acres), described as the Second Tract in Volume 835, Page 633, Official Public Records of Bastrop County, Texas.

I, James W. Starcher, a Registered Professional Land Surveyor, do hereby certify that this survey was upon the ground under my direct supervision in March of 2005 and July of 2018.

James W. Starcher

08/01/2018

James W. Starcher
Registered Professional Land Surveyor
State of Texas No. 5394

Date

