



MASON | FREDERICKSBURG

P.O. Box 528 Mason, TX 76856 | 325-347-7489 | TBPLS Firm #10193966
P.O. Box 1504 Fredericksburg, TX 78624 | 806-252-9810 | TBPLS Firm #10194211
www.searchersls.com

LEGAL DESCRIPTION: Being 424.988 acres of land out of the Samuel Ralph Survey No. 97, Abstract No. 613 in Llano County, Texas and being all of that certain 425.00 acre tract described in Volume 1445, Page 789 of the Official Public Records of Llano County, Texas; Said 424.988 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers Land Surveying, LLC in January 2019:

BEGINNING at a 1/2 inch iron rod found with a cap marked "HCLSC" in the west line of Ranch Road 2323 and the north line of that certain 360 acre tract recorded in Volume 1525, Page 3582 of said Official Public Records and further described as that certain second parcel in Volume 1055, Page 255 of said Official Public Records, for the southeast corner hereof, and from which a concrete monument found in the west line of said Ranch Road 2323 bears South 20°59'25" West a distance of 527.28 feet;

THENCE South 88°47'59" West a distance of 3910.21 feet along the north line of said 360 acre tract to a 1/2 inch iron rod found with a cap marked "HCLSC" for the southeast corner of that certain 320.399 acre tract described in Volume 1554, Page 2611 of said Official Public Records and the southwest corner hereof;

THENCE North 00°46'51" West a distance of 4285.31 feet along the east line of said 320.399 acre tract to a 1/2 inch iron rod found with a cap marked "HCLSC" in the south line of County Road 106 for the northeast corner of said 320.399 acre tract and the northwest corner hereof;

THENCE along the south line of said County Road 106, the following 3 courses:

1. North 75°23'40" East a distance of 2412.97 feet to a 3 inch pipe fence corner post found;
2. North 83°32'12" East a distance of 270.78 feet to a 3 inch fence corner post found;
3. South 88°00'26" East a distance of 1336.42 feet to a square iron bar found for a corner of said County Road 106 and the northeast corner hereof;

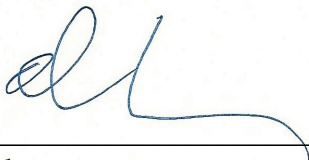
THENCE South 01°09'51" East a distance of 3443.91 feet along the west line of said County Road 106 to a 1/2 inch iron rod set in the west line of Ranch Road 2323 for a southwest corner of said County Road 106 and a corner hereof, and from which a concrete monument found in the northwest line of said Ranch Road 2323 bears North 28°13'12" East a distance of 1136.07 feet;

THENCE South 00°22'01" East a distance of 920.57 feet along the west line of said Ranch Road 2323 to a concrete monument found for a corner hereof;

THENCE along the west line of said Ranch Road 2323 and along a non-tangent curve to the right having an arc length of 435.36 feet, a radius of 1870.00 feet, and a chord that bears South 06°18'54" West a distance of 434.38 feet to the POINT OF BEGINNING containing 424.988 acres of land, more or less, and as shown on certified plat herewith.

Note: Bearings, distances and acreage shown hereon are Grid, NAD 83, Texas Central Zone 4203 and are derived from GPS techniques. A "1/2 inch iron rod set" is a 1/2 inch rebar with plastic cap marked "Searchers RPLS 6275".

Surveyed by;



Abraham J. Leamons
Registered Professional Land Surveyor #6275
Date: January 11, 2019
Job# 19-2917

