



LEGAL DESCRIPTION: Being 257.640 acres of land, approximately 180.837 acres out of the T. J. Inman Survey, Abstract No. 1803 and approximately 76.803 acres out of the Ullrich Malsch Survey No. 5, Abstract No. 1789 in Mason County, Texas and being a portion of that certain 506 acre tract described in Volume 259, Page 590 of the Real Property Records of Mason County, Texas; Said 257.640 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers Surveying & Engineering LLC in December 2020:

BEGINNING at a 1/2 inch iron rod found with a cap marked "K. H. Ross LS 2012" in the east line of Hickory Grove Road for the southeast corner of the George Berringer Survey No. 2, Abstract No. 121, the southwest corner of the J. P. Whitney Survey, Abstract No. 1810, the northwest corner of said Abstract No. 1803, the northeast corner of the George Berringer Survey No. 11, Abstract No. 122, a corner of that certain 2000.00 acre tract described in Volume 262, Page 133 of said Real Property Records, the northwest corner of said 506 acre tract, and the northwest corner hereof;

THENCE North 89°15'49" East a distance of 2666.75 feet along the south line of said Abstract No. 1810, the north line of said Abstract No. 1803, the south line of said 2000.00 acre tract, and the north line of said 506 acre tract to a 1/2 inch iron rod found with a cap marked "K. H. Ross LS 2012" for a corner of said 2000.00 acre tract, the northeast corner of said 506 acre tract, and the northeast corner hereof;

THENCE South 01°43'59" East a distance of 4208.49 feet along the west line of said 2000.00 acre tract and the east line of said 506 acre tract to a 5/8 inch iron rod found with a cap marked "K. H. Ross LS 2012" for a corner of said 2000.00 acre tract, the northwest corner of that certain 260 acre tract described in Volume 40, Page 491 of the Deed Records of Mason County, Texas, the northeast corner of that certain 248.868 acre tract surveyed this same day by Searchers Surveying & Engineering LLC, being a portion of said 506 acre tract, the northwest corner of that certain 264.595 acre tract surveyed this same day by Searchers Surveying & Engineering LLC, being all of said 260 acre tract, and the southeast corner hereof, and from which a 1/2 inch iron rod found with a cap marked "Voekel Surveying" bears South 01°20'29" East a distance of 40.03 feet;

THENCE South 89°05'21" West a distance of 2647.68 feet crossing said 506 acre tract along the north line of said 248.868 acre tract to a 1/2 inch iron rod set in the east line of said Hickory Grove Road for the northwest corner of said 248.868 acre tract and the southwest corner hereof, and from which a 1/2 inch iron rod found bears South 89°05'21" West a distance of 33.65 feet, another 1/2 inch iron rod found bears South 38°47'35" West a distance of 51.96 feet, a 60d nail found bears North 61°31'29" East a distance of 0.16 feet, and a 6 inch cedar fence corner post found in the east line of said

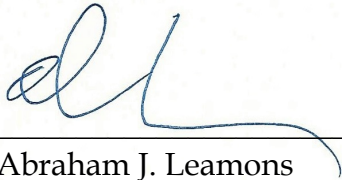
Hickory Grove Road for a corner of said 248.868 acre tract bears South 01°48'37" East a distance of 1025.62 feet;

THENCE crossing said 506 acre tract along the east line of said Hickory Grove Road, the following 7 courses:

1. North 01°48'37" West a distance of 40.35 feet to a 6 inch cedar fence corner post found;
2. North 02°29'25" West a distance of 522.79 feet to an 8 inch pine fence corner post found;
3. North 02°13'14" West a distance of 1111.00 feet to a 5 inch pipe fence corner post found;
4. North 01°39'35" West a distance of 306.11 feet to a 3 inch cedar fence corner post found;
5. North 02°21'07" West a distance of 634.67 feet to a 2.5 inch pipe fence corner post found;
6. North 02°07'50" West a distance of 655.98 feet to an 8 inch pine fence corner post found;
7. North 01°13'10" West a distance of 946.16 feet to the POINT OF BEGINNING containing 257.640 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: December 15, 2020  
Job# 20-4562

