



SEARCHERS

SURVEYING & ENGINEERING LLC

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LEGAL DESCRIPTION: Being 12.021 acres of land out of the Leandro Escamillo Survey No. 16, Abstract No. 193 in Gillespie County, Texas and being a portion of that certain 41.24 acre tract described in Volume 591, Page 826 of the Official Public Records of Gillespie County, Texas; Said 12.021 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers Surveying & Engineering LLC in September 2021:

BEGINNING at a 1/2 inch iron rod with a cap marked "Searchers RPLS 6275" found in the north line of U.S. Highway 290, for the southeast corner of that certain 10.857 acre tract described in Instrument No. 20211374 of said Official Public Records, the southwest corner of said 41.24 acre tract, and the southwest corner hereof, and from which a 1/2 inch iron rod with a cap marked "Searchers RPLS 6275" found in the north line of said U.S. Highway 290 bears North 76°23'17" West a distance of 90.36 feet;

THENCE along the west line of said 41.24 acre tract, the following 2 courses:

1. North 09°35'55" East a distance of 266.60 feet along the east line of said 10.857 acre tract to a 1/2 inch iron rod found for a corner of said 10.857 acre tract and a corner of said 41.24 acre tract;
2. North 01°57'55" East along the east line of said 10.857 acre tract, at a distance of 684.70 feet pass a 1/2 inch iron rod with a cap marked "Searchers RPLS 6275" found for the northeast corner of said 10.857 acre tract and the southeast corner of that certain 43.420 acre tract described in Instrument No. 20203887 of said Official Public Records, continuing along the east line of said 43.420 acre tract in all for a total distance of 995.98 feet to a 1/2 inch iron rod with a cap marked "Searchers RPLS 6275" found for a corner of that certain 27.850 acre tract described in Instrument No. 20203984 of said Official Public Records and the northwest corner hereof;

THENCE crossing said 41.24 acre tract along the south and west lines of said 27.850 acre tract, the following 3 courses:

1. North 90°00'00" East a distance of 371.99 feet to a 1/2 inch iron rod with a cap marked "Searchers RPLS 6275" found for the northeast corner hereof;
2. South 02°11'31" East a distance of 484.54 feet to a 1/2 inch iron rod with a cap marked "Searchers RPLS 6275" found;
3. South 01°04'14" West a distance of 803.39 feet to a 1/2 inch iron rod with a cap marked "Searchers RPLS 6275" found in the north line of said U.S. Highway 290 and the south line of said 41.24 acre tract, for a corner of said 27.850 acre tract and the southeast corner hereof, and from which the remains of a TXDOT concrete monument found in the north line of said U.S. Highway 290, for a corner of said 41.24 acre tract bears North 89°59'23" East a distance of 290.13 feet;

THENCE along the north line of said U.S. Highway 290 and the south line of said 41.24 acre tract, the following 2 courses:

1. South $89^{\circ}59'23''$ West a distance of 171.95 feet to a 1/2 inch iron rod found in the remains of a TXDOT concrete monument found;
2. Along a non-tangent curve to the right having an arc length of 284.18 feet, a radius of 1392.40 feet, and a chord that bears North $84^{\circ}05'27''$ West a distance of 283.68 feet to the POINT OF BEGINNING containing 12.021 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;



Josh W. Leamons
Registered Professional Land Surveyor #6276
Date: September 10, 2021
Job# 21-5358

