



LEGAL DESCRIPTION: Being 18.253 acres of land out of the John George Weber Survey No. 332, Abstract No. 843 in Llano County, Texas and being a portion of that certain 143.98 acre tract described in Instrument No. 24-03354 of the Official Public Records of Llano County, Texas; Said 18.253 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers in July 2024:

BEGINNING at a 1/2 inch iron rod set in the north line of that certain 228.43 acre tract described in Instrument No. 24-01603 of said Official Public Records and the south line of said 143.98 acre tract, for the southeast corner of that certain 19.262 acre tract surveyed this same day by Searchers, being a portion of said 143.98 acre tract, and the southwest corner hereof, and from which a 1/2 inch iron rod with an aluminum cap marked "Llano Surveying #6102" found in the east line of that certain 456.571 acre tract described in Volume 1540, Page 2088 of said Official Public Records, for the northwest corner of said 228.43 acre tract, the southwest corner of said 143.98 acre tract, and the southwest corner of that certain 28.615 acre tract surveyed this same day by Searchers, being a portion of said 143.98 acre tract, bears South 83°44'26" West a distance of 1854.98 feet;

THENCE crossing said 143.98 acre tract and that certain 2.644 acre easement surveyed this same day by Searchers, being a portion of said 143.98 acre tract, the following 4 courses:

1. North 00°30'31" West, along the east line of said 19.262 acre tract at a distance of 1058.98 feet pass a 1/2 inch iron rod set in the south line of said 2.644 acre easement, continuing in all for a total distance of 1090.14 feet to a calculated point for the northeast corner of said 19.262 acre tract, the southeast corner of that certain 25.409 acre tract surveyed this same day by Searchers, being a portion of said 143.98 acre tract, the southwest corner of that certain 23.953 acre tract surveyed this same day by Searchers, being a portion of said 143.98 acre tract, and the northwest corner hereof, and from which a 1/2 inch iron rod set in the north line of said 2.644 acre easement, the east line of said 25.409 acre tract, and the west line of said 23.953 acre tract bears North 00°30'31" West a distance of 31.16 feet;
2. North 73°47'45" East a distance of 93.01 feet along the south line of said 23.953 acre tract to a calculated point, from which a 1/2 inch iron rod set for a corner of said 2.644 acre easement bears North 08°10'25" West a distance of 30.30 feet and a

- 1/2 inch iron rod set for a corner of said 2.644 acre easement bears South 08°10'25" East a distance of 30.30 feet;
3. North 89°51'26" East a distance of 165.11 feet along the south line of said 23.953 acre tract to a calculated point, from which a 1/2 inch iron rod set for a corner of said 2.644 acre easement bears North 04°11'41" West a distance of 30.08 feet and a 1/2 inch iron rod set for a corner of said 2.644 acre easement bears South 04°11'41" East a distance of 30.08 feet;
 4. North 81°45'12" East a distance of 545.76 feet along the south line of said 23.953 acre tract to a 1/2 inch iron rod set in County Road 403, in the west line of the Jacob Reagor Survey No. 6, Abstract No. 1182, the east line of said Abstract No. 843, the west line of that certain 132.480 acre tract described in Volume 1154, Page 755 of said Official Public Records, the east line of said 143.98 acre tract, and the east line of said 2.644 acre easement, for the southeast corner of said 23.953 acre tract and the northeast corner hereof, and from which a 1/2 inch iron rod set in the west line of said Abstract No. 1182, the east line of said Abstract No. 843, the west line of said 132.480 acre tract, the east line of said 143.98 acre tract, and the east line of said 23.953 acre tract, for the northeast corner of said 2.644 acre easement bears North 00°12'28" East a distance of 30.33 feet and a 1 inch iron pipe found in the south line of that certain 30.898 acre tract, Tract Three, described in Instrument No. 21-11992 of said Official Public Records and the north line of said 132.480 acre tract bears North 01°45'07" East a distance of 807.17 feet;

THENCE South 00°12'28" West, crossing said County Road 403 along the west line of said Abstract No. 1182, the east line of said Abstract No. 843, the west line of said 132.480 acre tract, and the east line of said 143.98 acre tract at a distance of 30.33 feet pass a 1/2 inch iron rod set for the southeast corner of said 2.644 acre easement, continuing in all for a total a distance of 283.96 feet to a mag nail set in the centerline of said County Road 403 for the north corner of that certain 1.621 acre tract surveyed this same day by Searchers, being a portion of said 143.98 acre tract and a corner hereof, and from which a 1/2 inch iron rod with an aluminum cap marked "Llano Surveying #6102" found in the west line of said Abstract No. 1182, the east line of said Abstract No. 843, and the west line of said 132.480 acre tract, for the northeast corner of said 228.43 acre tract, the southeast corner of said 143.98 acre tract, and the southeast corner of said 1.621 acre tract bears South 00°12'28" West a distance of 825.15 feet;

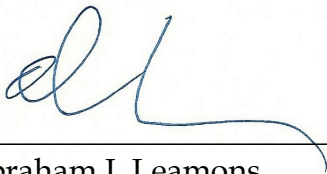
THENCE crossing said 143.98 acre tract along the centerline of said County Road 403 and the west line of said 1.621 acre tract, the following 3 courses:

1. Along a non-tangent curve to the right having an arc length of 207.30 feet, a radius of 570.32 feet, and a chord that bears South 20°43'55" West a distance of 206.16 feet to a mag nail set;
2. Along a reverse curve to the left having an arc length of 255.05 feet, a radius of 354.25 feet, and a chord that bears South 11°06'16" West a distance of 249.58 feet to a mag nail set;
3. South 06°34'56" East a distance of 398.00 feet to a mag nail set in the north line of said 228.43 acre tract and the south line of said 143.98 acre tract, for the southwest corner of said 1.621 acre tract and the southeast corner hereof;

THENCE South 83°44'26" West a distance of 712.66 feet along the north line of said 228.43 acre tract and the south line of said 143.98 acre tract to the POINT OF BEGINNING containing 18.253 acres of land, more or less, and as shown on certified plat herewith.

Survey Notes: 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" and a "mag nail set" is a mag nail with washer marked "Searchers RPLS 6275".

Surveyed by;



Abraham J. Leamons
Registered Professional Land Surveyor #6275
Date: August 5, 2024
Job# 24-7190

