

**BEING A 62.684 ACRE TRACT OUT OF THE JAMES WOOLEY SURVEY NO. 74, ABSTRACT NO. 839 AND THE G.C.&S.F.R.R.CO. SURVEY NO. 1, ABSTRACT NO. 961, IN LLANO COUNTY, TEXAS, AND FURTHER BEING THE CENTRAL PORTION OF A CALLED 153.393 ACRE TRACT DESCRIBED IN DOCUMENT TO QUIGLEY CAPITAL INVESTMENTS, LLC IN VOLUME 1565, PAGE 1172 OF THE OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS, SAID 62.684 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:**

**BEGINNING** at a steel "T" fence post corner at the northwest corner of a 21.307 acre tract, surveyed this day out of said 153.393 acre tract, along an agreed boundary line of record in Volume 595, Page 83 of the Official Public Records of Llano County, Texas, the west line of said 153.393 acre tract, and the east line of a called 847.3 acre tract described in document to Margaret S. Rylander in Volume 586, Page 222 of the Official Public Records of Llano County, Texas, for the southwest corner hereof, whence a 7" cedar fence post at the southwest corner of said 153.393 acre tract, the southeast corner of said Rylander tract, and the south most point of said agreed boundary, along the northerly line of a called 74.996 acre tract described in document to the Harold Marion Bateman Separate Marital Trust in Volume 1418, Page 247 of the Official Public Records of Llano County, Texas, bears South 50°57'21" West, a distance of 802.64';

**THENCE** North 00°58'46" West, along said agreed boundary, the east line of said Rylander tract, the west line of said 153.393 acre tract, and the west line hereof, generally along a fence, a distance of 1304.75' to a 3 steel "T" post fence corner on top of a bluff;

**THENCE** South 64°28'37" East, continuing along said agreed boundary and said common line, leaving said fence, generally along the bluff, a distance of 26.24' to a calculated point on the bluff;

**THENCE** South 79°49'05" East, continuing along said agreed boundary and said common line, a distance of 114.29' to a steel "T" post fence corner;

**THENCE** North 47°37'59" East, continuing along said agreed boundary and said common line, generally along a fence, a distance of 187.97' to a 5" metal pipe fence corner post at the southwest corner of a 69.402 acre tract, surveyed this day out of said 153.393 acre tract, for the northwest corner hereof;

**THENCE** South 79°52'27" East, along the south line of said 69.402 acre tract and the north line hereof, crossing said 153.393 acre tract, a distance of 1915.31' to a 1/2" iron pin set with a 5938 property cap at the southeast corner of said 69.402 acre tract along the easterly line of said 153.393 acre tract and the westerly right-of-way line of R. M. Highway No. 2323, for the northeast corner hereof;

**THENCE** along the east line of said 153.393 acre tract, the east line hereof, and the westerly right-of-way line of said Highway, the following courses and distances:

- 1) South 11°31'13" West, a distance of 339.60' to a TXDOT Type I concrete right-of-way monument;
- 2) Along a curve to the right having an arc length of 794.02', a radius of 1106.00', a chord bearing of South 32°05'57" West, and a chord length of 777.08' to a TXDOT Type I concrete right-of-way monument;
- 3) South 52°39'12" West, a distance of 657.92' to a 1/2" iron pin set with a 5938 property cap at the northeast corner of said 21.307 acre tract and the southeast corner hereof;

**THENCE** North 73°54'44" West, along the north line of said 21.307 acre tract and the south line hereof, crossing said 153.393 acre tract, a distance of 1180.67', to the **POINT OF BEGINNING**, and containing 62.684 acres, more or less.

**BEING A 69.402 ACRE TRACT OUT OF THE JAMES WOOLEY SURVEY NO. 74, ABSTRACT NO. 839 IN LLANO COUNTY, TEXAS, AND FURTHER BEING THE NORTH PORTION OF A CALLED 153.393 ACRE TRACT DESCRIBED IN DOCUMENT TO QUILLEY CAPITAL INVESTMENTS, LLC IN VOLUME 1565, PAGE 1172 OF THE OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS, SAID 69.402 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:**

**BEGINNING** at an 8" pine fence post at the northwest corner of said 153.393 acre tract and hereof, and a northeast corner of a called 847.3 acre tract conveyed to Margaret S. Rylander in Volume 586, Page 222 of the O.P.R.L.C., along the south line of a called 255.36 acre tract conveyed to Jones Partnership, Ltd. in Volume 1520, Page 2013 of the Official Public Records of Llano County, Texas, at the north most point of an agreed boundary line of record in Volume 595, Page 83 of the Official Public Records of Llano County, Texas, for the northwest corner hereof;

**THENCE** North 89°34'12" East, along the north line of said 153.393 acre tract and the south line of said Jones tract, generally along a fence, a distance of at 2441.94', pass an 8" pine fence post, for a total distance of 2443.35' to a calculated point along the west right-of-way line of R. M. Highway No. 2323, at the southeast corner of said Jones tract and the northeast corner of said 153.393 acre tract, for the northeast corner hereof, whence a TXDOT Type I concrete right-of-way monument bears North 21°11'39" East, a distance of 102.76';

**THENCE** along the west right-of-way line of said Highway and the east line of said 153.393 acre tract and hereof, the following courses and distances:

- 1) South 21°11'39" West, a distance of 977.81' to a TXDOT Type I concrete right-of-way monument;
- 2) Along a curve to the left having an arc length of 490.18', a radius of 2905.00', a chord bearing of South 16°22'18" West, and a chord length of 489.60' to a TXDOT Type I concrete right-of-way monument;
- 3) South 11°31'13" West, a distance of 198.65' to a 1/2" iron pin set with a 5938 property cap at the northeast corner of a 62.684 acre tract, surveyed this day out of said 153.393 acre tract, for the southeast corner hereof;

**THENCE** North 79°52'27" West, crossing said 153.393 acre tract, along the north line of said 62.684 acre tract and the south line hereof, a distance of 1915.31' to a 5" metal pipe post at the northwest corner of said 62.684 acre tract along the west line of said 153.393 acre tract, the east line of said Rylander tract, and along said agreed boundary, for the southwest corner hereof;

**THENCE** North 01°14'57" West, along the west line of said 153.393 acre tract, the east line of said Rylander tract, and along said agreed boundary, a distance of 1221.29', to the **POINT OF BEGINNING**, and containing 69.402 acres, more or less.

I hereby certify that this survey was prepared on the ground and was surveyed by me or under my direct supervision and that this professional service meets or exceeds the current minimum standards of practice as established by the Texas Board of Professional Land Surveying. Basis of Bearings are to North American Datum of 1983, Texas Coordinate System, Central Zone. A Plat of Survey of even date was prepared as is intended to accompany the above described tract of land.

  
Registered Professional Land Surveyor No. 5938

Dated: 12/29/2016

