



MASON | FREDERICKSBURG

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LEGAL DESCRIPTION: Being 308.324 acres of land, approximately 54.400 acres out of the Conrad Kanecke Survey No. 516, Abstract No. 888, approximately 161.895 acres out of the Conrad Kanecke Survey No. 517, Abstract No. 889, and approximately 92.029 acres out of the Friedrich Richter Survey No. 522, Abstract No. 1172 in McCulloch County, Texas and being a portion of that certain 309.537 acre tract described in Volume 239, Page 654 of the Deed Records of McCulloch County, Texas; Said 308.324 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers Land Surveying, LLC in May 2017:

BEGINNING at a 2.5 inch pipe fence corner post found in the south line of County Road 208 and the east line of that certain 309.231 acre tract described in Volume 423, Page 686 of the Official Public Records of McCulloch County, Texas and the northwest corner hereof;

THENCE along the south line of said County Road 208, the following 2 courses:

1. South 87°34'07" East a distance of 2348.81 feet to a 2 inch pipe fence post found;
2. South 87°41'41" East a distance of 1092.81 feet to a calculated point in the west line of F. W. Flegge Survey No. 523, Abstract No. 305, the west line of that certain 155.498 acre tract described in Volume 235, Page 639 of said Official Public Records and the east line of said Abstract No. 889 for the northwest corner hereof, and from which a 2.5 inch pipe fence post found bears North 87°41'41" West a distance of 0.83 feet, an 8 inch cedar fence post found bears North 76°17'59" East a distance of 0.22 feet and a 40 inch post oak tree found bears South 80°16'21" West a distance of 84.38 feet;

THENCE along the west line of said Abstract No. 305, the west line of said 155.498 acre tract, the east line of said Abstract No. 889 and the east line of said Abstract No. 1172, the following 3 courses:

1. South 00°08'39" East a distance of 1475.86 feet to a 1/2 inch iron rod found;
2. South 00°02'07" East a distance of 1320.33 feet to a 1/2 inch iron rod found;
3. South 00°06'34" East a distance of 646.70 feet to a calculated point in the north line of the San Saba River for the southwest corner of said Abstract No. 305, the southwest corner of said 155.498 acre tract, the southeast corner of said Abstract No. 889 and the southeast corner hereof, and from which a railroad rail fence post found bears South 81°19'38" East a distance of 33.13 feet;

THENCE along the north line of the San Saba River and the south line of said Abstract No. 1172, the following 10 courses:

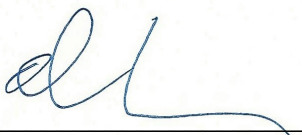
1. South 69°34'52" West a distance of 92.71 feet to a point;
2. South 72°48'44" West a distance of 505.71 feet to a point;
3. South 77°32'01" West a distance of 232.92 feet to a point;
4. South 82°16'52" West a distance of 110.24 feet to a point;
5. South 75°22'55" West a distance of 179.30 feet to a point;
6. South 63°53'38" West a distance of 104.54 feet to a point;
7. South 58°50'57" West a distance of 1130.04 feet to a point;
8. South 48°42'27" West a distance of 55.18 feet to a point;
9. South 20°19'58" West a distance of 44.40 feet to a point;
10. South 39°23'21" West a distance of 37.54 feet a calculated point for the southeast corner of said 309.231 acre tract and the southwest corner hereof, and from which a concrete monument found bears North 36°28'38" West a distance of 71.43 feet and a 1/2 inch iron pipe found bears North 36°57'34" West a distance of 73.00 feet;

THENCE along the east line of said 309.231 acre tract, the following 3 courses:

1. North 36°57'34" West a distance of 2136.61 feet to a 1/2 inch iron pipe found;
2. North 00°34'44" West a distance of 1900.03 feet to a 1/2 inch iron pipe found;
3. North 04°36'25" East a distance of 1012.28 feet to the POINT OF BEGINNING containing 308.324 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: May 31, 2017
Job# 17-2045

