



MASON | FREDERICKSBURG

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LEGAL DESCRIPTION: Being 764.567 acres of land, approximately 380.520 acres out of the Sophia Cramm Survey No. 75, Abstract No. 183, approximately 354.041 acre out of the F. Ferdinand Schulze Survey No. 74, Abstract No. 1383 and approximately 30.006 acres out of the F. Ferdinand Schulze Survey No. 73, Abstract No. 1476 in Menard County, Texas and being a portion of that certain 2218.34 acre tract described in Volume 209, Page 750 of the Official Public Records of Menard County, Texas, a portion of 568 acre tract (48th Tract) described in Volume 127, Page 343 of the Real Property Records of Mason County, Texas, a portion of that certain 333 acre tract (53rd Tract) described in said Volume 127, Page 343 and a portion of that certain 248 acre tract (59th Tract) described in said Volume 127, Page 343; Said 764.567 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers Land Surveying, LLC in August 2017:

BEGINNING at a 1/2 inch iron rod set in the west line of Ranch Road No. 1311 and the east line of said 2218.34 acre tract for the easternmost northeast corner of that certain 248.629 acre tract surveyed by Searchers Land Surveying, LLC in May 2017, being a portion of said 2218.34 acre tract, a portion of said 568 acre tract and a portion of said 333 acre tract, and the southeast corner hereof, and from which a 1/2 inch iron rod found bears South 01°06'41" West a distance of 50.01 feet, a concrete right of way monument found bears South 38°47'13" East a distance of 156.80 feet and another concrete right of way monument found bears South 01°33'06" East a distance of 4904.48 feet;

THENCE crossing said 2218.34 acre tract, said 333 acre tract and said 568 acre tract along the north and east lines of said 248.629 acre tract, the following 3 courses:

1. South 89°53'53" West a distance of 5157.93 feet to a 1/2 inch iron rod set;
2. North 64°00'45" West a distance of 127.91 feet to a 1/2 inch iron rod set;
3. North 00°00'00" West, at a distance of 5782.47 feet pass a 1/2 inch iron rod set, continuing in all a total distance of 5853.26 feet to a calculated point in the north line of said Abstract No. 183, the north line of said 568 acre tract and the south line of the San Saba River for the northernmost northeast corner of said 248.629 acre tract and the northwest corner hereof;

THENCE crossing said 2218.34 acre tract along the north line of said Abstract No. 183, the north line of said Abstract No. 1383, the north line of said Abstract No. 1476, the north lines of said 568 acre tract, said 333 acre tract and said 248 acre tract and the south line of said San Saba River, the following 51 courses:

1. North 66°46'15" East a distance of 35.48 feet to a point;
2. North 71°12'46" East a distance of 220.60 feet to a point;
3. North 75°40'29" East a distance of 194.16 feet to a point;
4. North 62°35'37" East a distance of 97.63 feet to a point;
5. North 38°43'39" East a distance of 142.69 feet to a point;
6. North 67°05'32" East a distance of 111.79 feet to a point;
7. North 49°03'55" East a distance of 118.39 feet to a point;
8. North 88°34'52" East a distance of 91.39 feet to a point;
9. North 55°30'48" East a distance of 71.28 feet to a point;
10. North 88°43'49" East a distance of 146.02 feet to a point;
11. North 89°31'04" East a distance of 201.06 feet to a point;
12. South 81°20'53" East a distance of 118.57 feet to a point;
13. South 84°38'13" East a distance of 158.99 feet to a point;
14. South 85°04'52" East a distance of 193.89 feet to a point;
15. North 88°09'17" East a distance of 233.47 feet to a point;
16. South 89°18'42" East a distance of 331.61 feet to a point;
17. South 82°20'20" East a distance of 126.28 feet to a point;
18. South 74°59'26" East a distance of 35.94 feet to a point;
19. North 88°58'38" East a distance of 71.72 feet to a point;
20. South 79°24'47" East a distance of 72.61 feet to a point;
21. South 84°55'34" East a distance of 194.11 feet to a point;
22. South 78°05'04" East a distance of 50.94 feet to a point;
23. South 83°06'00" East a distance of 117.43 feet to a point;
24. South 83°18'55" East a distance of 104.94 feet to a point;
25. South 87°36'23" East a distance of 119.81 feet to a point;
26. South 81°25'15" East a distance of 228.30 feet to a point;
27. South 67°40'15" East a distance of 73.64 feet to a point;
28. South 55°38'58" East a distance of 57.80 feet to a point;
29. South 69°40'46" East a distance of 118.21 feet to a point;
30. South 62°27'28" East a distance of 211.94 feet to a point;
31. North 65°13'40" East a distance of 4.26 feet to a point;
32. South 64°23'22" East a distance of 228.40 feet to a point;
33. South 55°02'21" East a distance of 116.97 feet to a point;
34. South 68°03'23" East a distance of 47.55 feet to a point;
35. South 59°55'33" East a distance of 80.78 feet to a point;
36. South 60°10'45" East a distance of 145.27 feet to a point;
37. South 57°45'34" East a distance of 198.96 feet to a point;
38. South 48°16'53" East a distance of 14.13 feet to a point;
39. South 59°11'44" East a distance of 112.40 feet to a point;
40. South 54°33'28" East a distance of 202.32 feet to a point;
41. South 53°33'43" East a distance of 252.36 feet to a point;
42. South 48°16'14" East a distance of 44.14 feet to a point;
43. South 67°15'31" East a distance of 39.21 feet to a point;
44. South 60°43'30" East a distance of 60.97 feet to a point;
45. South 51°55'41" East a distance of 47.68 feet to a point;
46. South 56°31'14" East a distance of 138.92 feet to a point;
47. South 50°37'36" East a distance of 60.29 feet to a point;

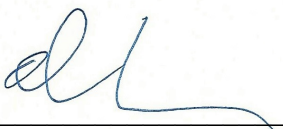
48. South 54°20'22" East a distance of 275.17 feet to a point;
49. South 60°49'21" East a distance of 234.21 feet to a point;
50. South 77°14'39" East a distance of 28.07 feet to a point;
51. South 65°31'28" East a distance of 100.09 feet to a calculated point in the west line of said Ranch Road No. 1311 and the east line of said 2218.34 acre tract for the northeast corner hereof and from which a concrete right of way monument found bears North 12°39'54" East a distance of 2525.56 feet;

THENCE crossing said 248 acre tract and said 333 acre tract along the west line of said Ranch Road No. 1311 and the east line of said 2218.34 acre tract, the following 5 courses:

1. South 12°39'54" West, at a distance of 15.26 feet pass a 1/2 inch iron rod set, continuing in all a total distance of 872.49 feet to a concrete right of way monument found with a busted top;
2. Along a curve turning to the left with an arc length of 311.10 feet, a radius of 2914.79 feet, a chord that bears of South 09°33'02" West a distance of 310.95 feet to a concrete right of way monument found;
3. South 06°33'08" West a distance of 1623.95 feet to a concrete right of way monument found;
4. South 06°31'49" West a distance of 1715.95 feet to a concrete right of way monument found;
5. Along a curve turning to the left with an arc length of 230.35 feet, with a radius of 2914.79 feet, with a chord of South 04°17'53" West a distance of 230.29 feet to the POINT OF BEGINNING containing 764.567 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: August 14, 2017
Job# 17-2163

