



LEGAL DESCRIPTION: Being 64.001 acres of land, approximately 1.222 acres out of the Ullrich Malsch Survey No. 5, Abstract No. 1789 in Mason County, Texas and approximately 62.779 acres out of the Ullrich Malsch Survey No. 6, Abstract No. 1790 in Mason County, Texas and being a portion of that certain 264.595 acre tract described in Volume 335, Page 751 of the Official Public Records of Mason County, Texas; Said 64.001 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers Surveying & Engineering LLC in July 2021:

BEGINNING at a 5/8 inch iron rod with cap marked "K.H. ROSS LS 2012" found for the northeast corner of that certain 248.868 acre tract described in Volume 336, Page 29 of said Official Public Records, the northeast corner of that certain 63.948 acre tract, surveyed this same day by Searchers Surveying & Engineering LLC being a portion of said 248.868 acre tract, the southeast corner of that certain 257.640 acre tract described in Volume 334, Page 132 of said Official Public Records, a corner of that certain 2000.00 acre tract described in Volume 262, Page 133 of the Real Property Records of Mason County, Texas, the northwest corner of said 264.595 acre tract and the northwest corner hereof and from which a 1/2 inch iron rod with cap marked "VOEKEL SURVEYING" found in the east line of said 248.868 acre tract, the east line of said 63.948 acre tract and the west line of said 264.595 acre tract bears South 01°43'59" East a distance of 40.03 feet and a 1/2 inch iron rod with cap marked "K.H. ROSS LS 2012" found for the northeast corner of said 257.640 acre tract bears North 01°43'59" West a distance of 4208.49 feet;

THENCE North 89°05'26" East a distance of 1425.91 feet along the south line of said 2000.00 acre tract and the north line of said 264.595 acre tract to a 1/2 inch iron rod set for the northwest corner of that certain 65.230 acre tract, surveyed this same day by Searchers Surveying & Engineering LLC being a portion of said 264.595 acre tract and the northeast corner hereof and from which a 1/2 inch iron rod with cap marked "K.H. ROSS LS 2012" found in the east line of the Ullrich Malsch Survey No. 6, Llano County, Abstract No. 531 and the west line of the Fritz Kothman Survey No. 81, Abstract No. 1545 for a corner of said 2000.00 acre tract, the northeast corner of said 264.595 acre tract and the northeast corner of said 65.230 acre tract bears North 89°05'26" East a distance of 1424.92 feet;

THENCE South 01°20'53" East a distance of 2025.10 feet crossing said 264.595 acre tract and crossing that certain 7.375 acre easement tract, surveyed this same day by Searchers Surveying & Engineering LLC being a portion of said 248.868 acre tract and a portion of said 264.595 acre tract along the west line of said 65.230 acre tract to a 1/2 inch iron rod set, for the southwest corner of said 65.230 acre tract, the northwest corner of that certain 68.427 acre tract, surveyed this same day by Searchers Surveying & Engineering LLC being a portion of said 264.595 acre tract, the northeast corner of that certain 66.937 acre tract, surveyed this same day by Searchers Surveying & Engineering LLC being a portion of said 264.595 acre tract, and the southeast corner hereof and from which a 1/2 inch iron rod set in the west line of said 65.230 acre tract and the north line of said 7.375

acre easement bears North $01^{\circ}20'53''$ West a distance of 30.05 feet and another 1/2 inch iron rod set in the west line of said 68.427 acre tract, the east line of said 66.937 acre tract and the south line of said 7.375 acre easement bears South $00^{\circ}30'56''$ West a distance of 30.09 feet;

THENCE crossing said 264.595 acre tract and said 7.375 acre easement along the north line of said 66.937 acre tract, the following 14 courses:

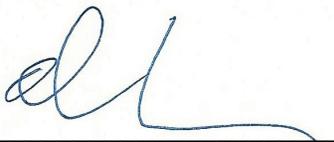
1. Along a non-tangent curve turning to the right with an arc length of 45.65 feet, with a radius of 124.87 feet, with a chord that bears North $83^{\circ}51'56''$ West a distance of 45.40 feet to a point and from which a 1/2 inch iron rod set in the north line of said 7.375 acre easement bears North $16^{\circ}44'45''$ East a distance of 30.00 feet and another 1/2 inch iron rod set in the south line of said 7.375 acre easement bears South $16^{\circ}45'50''$ West a distance of 30.00 feet;
2. North $73^{\circ}05'43''$ West a distance of 189.10 feet to a point and from which a 1/2 inch iron rod set in the north line of said 7.375 acre easement bears North $14^{\circ}44'39''$ East a distance of 30.02 feet and another 1/2 inch iron rod set in the south line of said 7.375 acre easement bears South $14^{\circ}37'00''$ West a distance of 30.02 feet;
3. Along a non-tangent turning to the left with an arc length of 148.40 feet, with a radius of 261.92 feet, with a chord that bears South $86^{\circ}13'55''$ West a distance of 146.43 feet to a point and from which a 1/2 inch iron rod set in the north line of said 7.375 acre easement bears North $22^{\circ}01'21''$ West a distance of 30.02 feet and another 1/2 inch iron rod set in the south line of said 7.375 acre easement bears South $21^{\circ}54'33''$ East a distance of 30.02 feet;
4. South $66^{\circ}03'41''$ West a distance of 61.81 feet to a point and from which a 1/2 inch iron rod set in the south line of said 7.375 acre easement bears South $24^{\circ}54'51''$ East a distance of 30.00 feet;
5. Along a non-tangent turning to the right with an arc length of 118.12 feet, with a radius of 166.03 feet, with a chord that bears South $84^{\circ}24'24''$ West a distance of 115.65 feet to a point;
6. North $78^{\circ}51'39''$ West a distance of 127.96 feet to a point;
7. Along a non-tangent turning to the left with an arc length of 85.29 feet, with a radius of 256.90 feet, with a chord that bears North $85^{\circ}47'24''$ West a distance of 84.90 feet to a point and from which a 1/2 inch iron rod set in the south line of said 7.375 acre easement bears South $09^{\circ}37'08''$ East a distance of 30.10 feet;
8. South $75^{\circ}47'06''$ West a distance of 66.94 feet to a point and from which a 1/2 inch iron rod set in the south line of said 7.375 acre easement bears South $09^{\circ}20'54''$ East a distance of 30.11 feet;
9. Along a non-tangent turning to the right with an arc length of 84.97 feet, with a radius of 190.81 feet, with a chord that bears North $81^{\circ}21'20''$ West a distance of 84.27 feet to a point;
10. Along a compound curve turning to the right with an arc length of 134.55 feet, with a radius of 275.74 feet, with a chord that bears North $55^{\circ}38'58''$ West a distance of 133.22 feet to a point and from which a 1/2 inch iron rod set in the north line of said 7.375 acre easement bears North $53^{\circ}47'35''$ East a distance of 30.15 feet and another 1/2 inch iron rod set in the south line of said 7.375 acre easement bears South $55^{\circ}22'14''$ West a distance of 30.21 feet;

11. Along a reverse curve turning to the left with an arc length of 140.18 feet, with a radius of 77.99 feet, with a chord that bears North 80°53'02" West a distance of 122.06 feet to a point and from which a 1/2 inch iron rod set in the north line of said 7.375 acre easement bears North 38°32'08" West a distance of 30.05 feet and another 1/2 inch iron rod set in the south line of said 7.375 acre easement bears South 39°15'14" East a distance of 30.07 feet;
12. South 54°43'38" West a distance of 111.20 feet to a point and from which a 1/2 inch iron rod set in the north line of said 7.375 acre easement bears North 31°46'02" West a distance of 30.06 feet and another 1/2 inch iron rod set in the south line of said 7.375 acre easement bears South 31°46'02" East a distance of 30.06 feet;
13. South 61°44'18" West a distance of 88.88 feet to a point and from which a 1/2 inch iron rod set in the north line of said 7.375 acre easement bears North 25°55'30" West a distance of 30.02 feet and another 1/2 inch iron rod set in the south line of said 7.375 acre easement bears South 25°55'30" East a distance of 30.02 feet;
14. South 66°24'41" West a distance of 120.53 feet to a 1/2 inch iron rod set in the east line of said 248.868 acre tract and the west line of said 264.595 acre tract for the northwest corner of said 66.937 acre tract, the northeast corner of that certain 61.522 acre tract, surveyed this same day by Searchers Surveying & Engineering LLC being a portion of said 248.868 acre tract, the southeast corner of said 63.948 acre tract and the southwest corner hereof and from which a 1/2 inch iron rod set in the east line of said 248.868 acre tract, the east line of said 61.522 acre tract, the west line of said 264.595 acre tract, the west line of said 66.937 acre tract and the south line of said 7.375 acre easement bears South 01°43'59" East a distance of 32.32 feet and another 1/2 inch iron rod set in the east line of said 248.868 acre tract, the east line of said 63.948 acre tract, the west line of said 264.595 acre tract and the north line of said 7.375 acre easement bears North 01°43'59" West a distance of 32.32 feet;

THENCE North 01°43'59" West a distance of 2021.81 feet along the east line of said 248.868 acre tract, the east line of said 63.948 acre tract and the west line of said 264.595 acre tract to the POINT OF BEGINNING containing 64.001 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: July 15, 2021
Job# 21-5208

