



MASON | FREDERICKSBURG

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LEGAL DESCRIPTION: Being 1261.415 acres of land out of the Elizabeth Betts Survey No. 2, Abstract No. 31 in Llano County, Texas and being a portion of that certain 1326.19 acre tract described in Volume 1541, Page 0258 of the Official Public Records of Llano County, Texas; Said 1261.415 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers Land Surveying, LLC in March 2019:

BEGINNING at a 5 inch cedar fence corner post found in the east line of the William Wright Survey No. 3, Abstract No. 825 and the west line of said Abstract No. 31, for a corner of that certain 546.39 acre tract described in Volume 1574, Page 2537 of said Official Public Records, the southwest corner of said 1326.19 acre tract, the northwest corner of that certain 779 acre tract described in Volume 976, Page 42 of said Official Public Records, and the southwest corner hereof;

THENCE North 01°00'44" West a distance of 7653.31 feet along the east line of said Abstract No. 825, the west line of said Abstract No. 31, the east line of said 546.39 acre tract, the east line of that certain 277.0 acre tract described in Volume 1551, Page 1108 of said Official Public Records, the east line of that certain 376.83 acre tract described in Volume 473, Page 15 of said Official Public Records, and the west line of said 1326.19 acre tract to a 2.5 inch pipe fence corner post found for a corner of that certain 409.7 acre tract described in Volume 109, Page 69 of the Deed Records of Llano County, Texas, a corner of said 1326.19 acre tract, and a corner hereof;

THENCE North 89°49'29" East a distance of 1268.13 feet along the south line of said 409.7 acre tract and a north line of said 1326.19 acre tract to a 5 inch pipe fence corner post found for the southeast corner of said remainder of 409.7 acre tract, a corner of said 1326.19 acre tract, and a corner hereof;

THENCE North 00°37'08" West a distance of 10596.85 feet along the east line of said 409.7 acre tract, the east line of that certain 69.140 acre tract, Second Tract, described in Volume 1114, Page 179 of said Official Public Records, the east line of that certain 369.3 acre tract, First Tract, recorded in said Volume 1114, Page 179 and further described in Volume 109, Page 66 of said Deed Records, and the west line of said 1329.19 acre tract to a calculated point in the south line of Ranch Road 152 for the northwest corner hereof, and from which a 6 inch pipe fence corner post found bears South 28°54'31" West a distance of 1.91 feet, a concrete monument found in the south line of said Ranch Road 152 bears South 59°42'53" West a distance of 371.16 feet and a 3/8 inch iron rod found in the east line of said 369.3 acre tract for the southwest corner of that Diamond Cross River Access Subdivision as shown on plat recorded in Volume 4, Page 88 of the Plat

Records of Llano County, Texas and a corner of said 1326.19 acre tract bears North 00°37'08" East a distance of 95.56 feet;

THENCE crossing said 1326.19 acre tract along the south line of said Ranch Road 152, the following 5 courses:

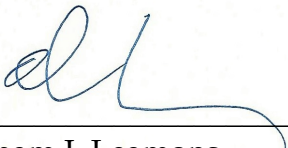
1. North 59°42'53" East a distance of 281.86 feet to a calculate point;
2. Along a non-tangent curve to the right having an arc length of 479.07 feet, a radius of 3778.05 feet, and a chord that bears North 63°20'50" East a distance of 478.75 feet to a concrete monument found;
3. North 67°00'01" East a distance of 231.26 feet to a concrete monument found;
4. Along a non-tangent curve to the right having an arc length of 706.99 feet, a radius of 1869.86 feet, and a chord that bears North 77°48'35" East a distance of 702.78 feet to concrete monument found;
5. North 88°36'38" East a distance of 822.44 feet to a calculated point in the west line of that certain 765 acre tract recorded in Volume 1235, Page 246 of said Official Public Records and further described in Volume H, Page 21 of said Deed Records, and the east line of said 1326.19 acre tract, for the northeast corner hereof, and from which a 2.5 inch pipe fence corner post found bears South 77°50'46" East a distance of 7.34 feet, a concrete monument found in the south line of said Ranch Road 152 bears North 88°36'38" East a distance of 917.15 feet and a 1/2 inch iron rod found with cap marked "FLT RPLS 1739 in the west line of said 765 acre tract for the southeast corner of said Diamond Cross River Access Subdivision and the northeast corner of said 1326.19 acre tract and bears North 00°49'21" West a distance of 1812.22 feet;

THENCE South 00°49'21" East a distance of 18826.04 feet along the east line of said 1326.19 acre tract and the west line of said 765 acre tract to an 8 inch oak fence corner post found for the northeast corner of said 779 acre tract, the southeast corner of said 1326.19 acre tract, and the southeast corner hereof;

THENCE South 89°19'10" West a distance of 3682.20 feet along the south line of said 1326.19 acre tract and the north line of said 779 acre tract to the POINT OF BEGINNING containing 1261.415 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: April 18, 2019  
Job# 19-3056

