



LEGAL DESCRIPTION: Being 87.320 acres of land out of the C. Crosby Survey No. 944, Abstract No. 1338 in Mason County, Texas and being a portion of that certain 187.744 acre tract described in Volume 307, Page 318 of the Official Public Records of Mason County, Texas; Said 87.320 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers Land Surveying, LLC in August 2019:

BEGINNING at a 1/4 inch iron pipe found in the west line of Ranch to Market Highway No. 1222 for the northeast corner of that certain 87.02 acre tract described in Volume 63, Page 290 of the Deed Records of Mason County, Texas, the southeast corner of said 187.744 acre tract, and the southeast corner hereof, and from which a concrete monument found in the west line of said Ranch to Market Highway No. 1222 bears South 02°13'36" East a distance of 1893.15 feet and a 8 inch cedar fence corner post found bears North 59°12'32" West a distance of 2.96 feet;

THENCE along the south line of said 187.744 acre tract, the following 2 courses:

1. South 86°36'56" West a distance of 1381.80 feet along the north line of said 87.02 acre tract to a 1/2 inch iron rod found for the northwest corner of said 87.02 acre tract and the northeast corner of that certain 43.23 acre tract, 3rd Tract, described in Volume 307, Page 44 of said Official Public Records;
2. South 86°37'13" West a distance of 489.62 feet along the north line of said 43.23 acre tract to a 1/4 inch iron pipe found for the southeast corner of that certain 168.356 acre tract, 1st Tract, described in said Volume 307, Page 44, the southwest corner of said 187.744 acre tract, and the southwest corner hereof;

THENCE along the east line of said 168.356 acre tract and the southwest and west lines of said 187.744 acre tract, the following 4 courses:

1. North 26°29'05" West a distance of 140.12 feet to a 1/4 inch iron pipe found;
2. North 67°07'56" West a distance of 1204.60 feet to a 1/2 iron rod with cap marked "SEARCHERS 6275" found for a corner of said 187.744 acre tract, a corner of said 168.356 acre tract, and a corner hereof;
3. North 22°20'15" East a distance of 223.25 feet to a 1/2 inch iron pipe found;
4. North 00°54'40" West a distance of 290.27 feet to a 1/2 inch iron rod with cap marked "SEARCHERS 6275" found for the southwest corner of that certain 60.000 acre tract described in Volume 316, Page 611 of said Official Public Records, and the northwest corner hereof;

THENCE crossing said 187.744 tract, the following 3 courses:

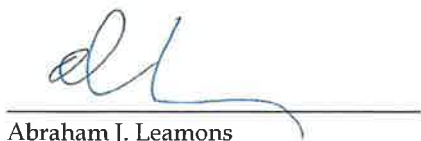
1. North 90°00'00" East a distance of 1473.08 feet along the south line of said 60.000 acre tract to a 1/2 inch iron rod with cap marked "SEARCHERS 6275" found for the southeast corner of said 60.000 acre tract and a corner hereof;
2. North 00°00'00" West a distance of 687.67 feet along the east line of said 60.000 acre tract to a 1/2 inch iron rod set for the southwest corner of that certain 40.000 acre tract surveyed this same day by Searchers Land Surveying, LLC, being a portion of said 187.744 acre tract, and a corner hereof, and from which a 1/2 inch iron rod with cap marked "SEARCHERS 6275" found in the south line of that certain 2.526 acre tract described in Volume 249, Page 444 of the Real Property Records of Mason County, Texas, the south line of that certain 2.526 acre easement tract described in said Volume 307, Page 318, and the north line of said 187.744 acre tract, for the northeast corner of said 60.000 acre tract and the northwest corner of said 40.000 acre tract bears North 00°00'00" West a distance of 1078.56 feet;
3. North 90°00'00" East a distance of 1493.83 feet along the south line of said 40.000 acre tract to a 1/2 inch iron rod set in the west line of said Ranch to Market Highway No. 1222 and the east line of said 187.744 acre tract, for the southeast corner of said 40.000 acre tract and the northeast corner hereof, and from which a concrete monument found in the north line of said Ranch to Market Highway No. 1222 for a corner of that certain 150.872 acre tract, Tract 5, described in Volume 295, Page 481 of said Official Public Records bears North 46°10'10" East a distance of 1636.18 feet;

THENCE along the west line of said Ranch to Market Highway No. 1222 and the east line of said 187.744 acre tract, the following 2 courses:

1. Along a curve to the left having an arc length of 48.72 feet, a radius of 1186.28 feet, and a chord that bears South 01°23'32" West a distance of 48.72 feet to a concrete monument found broken;
2. South 00°11'27" West a distance of 1618.80 feet to the POINT OF BEGINNING containing 87.320 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 13, 2019
Job# 19-3321



