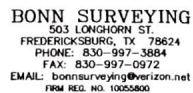


BEING THAT 173.0 ACRE TRACT OF LAND DESCRIBED IN A  
GIFT DEED TO BRENT A. KEYSER BY ALBERT KEYSER, JR., ET UX,  
DATED JANUARY 18, 1994, FOUND OF RECORD IN VOLUME 117,  
PAGES 460-460B OF THE REAL PROPERTY RECORDS OF  
MASON COUNTY, TEXAS.  
AND  
BEING THAT 173.31 ACRE TRACT OF LAND DESCRIBED IN A  
GIFT DEED TO BRENT A. KEYSER BY ALBERT KEYSER, JR., ET UX,  
DATED JANUARY 18, 1994, FOUND OF RECORD IN VOLUME 117,  
PAGES 461-462 OF SAID REAL PROPERTY RECORDS  
AND  
BEING THAT 60.09 ACRE TRACT OF LAND DESCRIBED IN A  
GIFT DEED TO BRENT KEYSER BY ALBERT KEYSER, JR., ET UX,  
DATED JULY 11, 2019, FOUND OF RECORD IN VOLUME 318, PAGE 543  
OF THE OFFICIAL PUBLIC RECORDS OF MASON COUNTY, TEXAS.



**MAP SHOWING  
PROPOSED EASEMENTS  
SITUATED IN MASON COUNTY, TEXAS,  
PREPARED AT THE REQUEST OF  
BRENT KEYSER.**

SAID PROPOSED EASEMENTS CROSSING THAT 115.73 ACRE TRACT OF LAND DESCRIBED IN A GIFT DEED TO LORI MARTIN ALLEN BY WILLIAM K. MARTIN, JR., AND PRISCILLA KEYSER MARTIN, DATED JANUARY 2, 2001, FOUND OF RECORD IN VOLUME 160, PAGES 596-600 OF THE REAL PROPERTY RECORDS OF MASON COUNTY, TEXAS, AND  
SAID PROPOSED EASEMENTS CROSSING THAT 458 ACRE TRACT OF LAND DESCRIBED IN A DEED TO PRISCILLA KEYSER MARTIN & WILLIAM K. MARTIN, JR., BY RAYMOND KEYSER, ET UX, DATED DECEMBER 30, 1966, FOUND OF RECORD IN VOLUME 48, PAGE 643 OF THE DEED RECORDS OF MASON COUNTY, TEXAS.

PRISCILLA KEYSER MARTIN  
458 AC. TRACT  
VOL. 48, PG. 643 D.R.

SURVEY NO. 59  
CONS. EL PASO IRRIG. & MFG. COMPANY  
ABST. NO. 182

SURVEY NO. 777  
PHILLIP BUCHMEIER  
ABST. NO. 1677

SURVEY NO. 652  
H. VON BIBERSTEIN  
ABST. NO. 930

458 AC. TRACT  
115.73 AC. TRACT

CENTERLINE OF MARTIN LEHMANN (PRIVATE)  
ROAD AND A PROPOSED 30' WIDE ROAD EASEMENT.

SURVEY NO. 766  
ERNST GRUENE  
ABST. NO. 327

LAST CAPTIVE, LLC,  
A TEXAS LIMITED LIABILITY CO.  
336.2 AC. TRACT  
VOL. 287, PG. 298-303 O.P.R.

LORIE MARTIN ALLEN  
115.73 AC. TRACT  
VOL. 160, PG. 596-600 R.P.R.

SURVEY NO. 118  
GEORGE W. HANSEL  
ABST. NO. 443

LAST CAPTIVE, LLC,  
A TEXAS LIMITED LIABILITY CO.  
336.2 AC. TRACT  
VOL. 287, PG. 298-303 O.P.R.

NOTE: REFERENCE IS HERETO MADE  
TO ACCOMPANYING FIELD NOTES  
OF EVEN DATE.

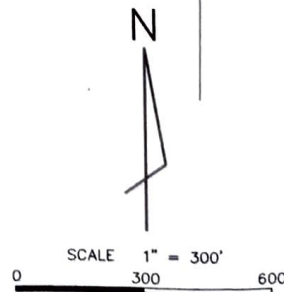
FIELD MEASUREMENTS COMPLETED APRIL 16, 2019

CAREY BONN  
REG. PROF. LAND SURVEYOR NO. 4447

**BONN SURVEYING**  
503 LONGHORN ST.  
FREDERICKSBURG, TX 78624  
PHONE: 830-997-3884  
FAX: 830-997-0972  
EMAIL: bonnsurveying@verizon.net  
FIRM REG. NO. 10055800



- LEGEND**
- 1/2" DIA. REBAR FOUND
  - ⊙ 1/2" DIA. REBAR SET (CAPPED: BONN 4447)
  - UNMARKED POINT  
(EXCEPT 60d NAIL SET IN ROAD CENTERLINE)
  - UTILITY POLE
  - × FENCE
  - APPROX. PATENT SURVEY LINE



SURVEY NO. 61  
INDIANOLA R.R. CO.  
ABST. NO. 531

BRENT A. KEYSER  
173.31 AC. TRACT  
VOL. 117, PG. 461-462 R.P.R.

U.S. HIGHWAY NO. 87  
(GPS BEARING BASIS)  
S176°20'E 954.82'

TRAVELED ROAD  
S49°42'30"W 143.16'  
S65°30'05"W 186.99'  
N88°06'15"W 66.18'

S44°13'10"W 418.28'  
S55°35'25"W 333.34'  
S33°12'10"W 115.70'  
S6°08'05"W 168.22'

S0°37'10"W 680.54'

N89°10'50"W 712.06'

S37°25'00"W 59.09'

N78°07'30"W 85.56'  
S89°54'10"W 419.21'  
S65°55'00"W 42.99'

TRAVELED ROAD

0.24 AC. ROAD TRACT  
N56°59'35"W 106.02'  
N0°48'35"E 30.00'

S77°51'00"W 78.26'  
S8°02'55"W 55.71'

S84°43'25"E 65.17'  
S0°00'20"W 8.60'

N0°00'20"E  
1029.00'

THENCE with a West line of said 458 acre tract and the East line of said 173.31 acre Keyser tract, S. 0 deg. 00 min. 20 sec. W., at 8.6 feet passing a ½ inch rebar set for the S.S.W. corner of said 458 acre tract and for the W.N.W. corner of that 336.2 acre tract of land described in a Deed to Last Captive, LLC, a Texas Limited Liability Co., found of record in Volume 287, pages 298-303 of the Official Public Records of Mason County, Texas, and continuing with a West line of said 336.2 acre tract, generally along a fence, 1037.6 feet in all to a South pipe gate post, for the N.E. corner of that 951 acre tract of land described in a Gift Deed to Lyla Beth Keyser Crouch found of record in Volume 129, page 295 of said Real Property Records, for the S.E. corner of said 173.31 acre Keyser tract, for the S.E. corner of this tract of land;

THENCE with the northwesterly line of said 951 acre tract and the southeasterly lines of said 173.31, 173.0 & 60.09 acre Keyser tracts, generally along a fence, as follows:


- S. 69 deg. 49 min. 45 sec. W. 1587.92 feet to a pipe corner post;
- S. 69 deg. 38 min. 40 sec. W. 888.63 feet to an East pipe gate post;
- S. 66 deg. 15 min. 50 sec. W. 1560.74 feet to a pipe corner post;
- S. 66 deg. 01 min. 10 sec. W. 361.24 feet to a pipe corner post;
- S. 66 deg. 18 min. 15 sec. W. 2930.25 feet to a ½ inch rebar set, for the S.W. corner of said 60.09 acre tract, for the S.W. corner of this tract of land;

THENCE with the West line of said 60.09 acre tract, generally along a fence, as follows:

- N. 0 deg. 07 min. 10 sec. E. 952.31 feet to a South pipe gate post, for the most northerly S.E. corner of said 496.423 acre tract, for a westerly corner of this tract of land;
- N. 0 deg. 22 min. 20 sec. E. 2659.96 feet to the PLACE OF BEGINNING.

Field measurements completed April 16, 2019



  
Carey Bonn  
Reg. Prof. Land Surveyor No. 4447  
Bonn Surveying 830-997-3884  
Firm Reg. No. 10055800



STATE OF TEXAS,       \*  
 COUNTY OF MASON.    \*

Field notes and accompanying map of a 406.33 acre tract of land prepared at the request of Brent Keyser. Said land is situated in Mason County, Texas, comprising parts of the following surveys:

168.9 acres, more or less, part of the Indianola R.R. Co. Survey No. 61, Abstract No. 531;  
 0.43 acre, more or less, part of the H.F. Keyser Survey No. 62, Abstract No. 1400;  
 36.6 acres, more or less, part of the C.E.P.I. & M. Co. Survey No. 60, Abstract No. 181;  
 71.3 acres, more or less, part of the H.F. Keyser Survey No. 84 (NE ¼), Abstract No. 1249;  
 129.1 acres, more or less, part of the C.E.P.I. & M. Co. Survey No. 74, Abstract No. 183;  
 and being that 173.0 acre tract of land described in a Gift Deed to Brent A. Keyser by Albert Keyser, Jr., et ux, dated January 18, 1994, found of record in Volume 117, pages 460-460B of the Real Property Records of Mason County, Texas, and being that 173.31 acre tract of land described in a Gift Deed to Brent A. Keyser by Albert Keyser, Jr., et ux, dated January 18, 1994, found of record in Volume 117, pages 461-462 of said Real Property Records, and being that 60.09 acre tract of land described in a Gift Deed to Brent Keyser by Albert Keyser, Jr., et ux, dated July 11, 2019, found of record in Volume 318, page 543 of the Official Public Records of Mason County, Texas.

Said 406.33 acre tract of land is described by metes and bounds as follows, to wit:

BEGINNING at a ½ inch rebar set (all ½ inch rebars set are capped: BONN 4447) at a projected fence corner, for the occupational W.S.W. corner of said Survey No. 60, for the occupational N.N.W. corner of said Survey No. 84, for the S.S.E. corner of that 173.0 acre 4<sup>th</sup> tract of land described in a Deed to Lori Martin Allen found of record in Volume 160, pages 596-600 of said Real Property Records, for the called West corner of said 173.0 acre Keyser tract, for the N.W. corner of said 60.09 acre Keyser tract, for the W.N.W. corner of this tract of land;

THENCE with southerly lines of said 173.0 acre Martin tract and northerly lines of said tract 173.0 acre Keyser tract, generally along a fence, as follows:

N. 58 deg. 35 min. 35 sec. E. (GPS Bearing Basis) 1425.07 feet to a ½ inch rebar set at a projected fence corner;

S. 84 deg. 49 min. E., passing the E.S.E. corner of said Allen 173.0 acre 4<sup>th</sup> tract and the S.W. corner of that 173.0 acre 3<sup>rd</sup> tract of land also described in said Deed to Lori Martin Allen, and continuing with a South line of said 173.0 acre 3<sup>rd</sup> tract, 1726.52 feet to a fence corner, for the S.S.E. corner of said 173.0 acre 3<sup>rd</sup> tract, for the S.W. corner of that 173.66 acre 2<sup>nd</sup> tract of land also described in said Deed to Lori Martin Allen, for the N.E. corner of said 173.0 acre Keyser tract, for the N.W. corner of said 173.31 acre Keyser tract, for a northerly corner of this tract of land;

THENCE with a South line of said 173.66 acre Allen tract and the North line of said tract 173.31 acre Keyser tract, S. 84 deg. 43 min. 25 sec. E., generally along a fence and passing the S.S.E. corner of said 173.66 acre Allen tract and the S.W. corner of that 458 acre tract of land described in a Deed to Priscilla Keyser Martin, et vir, found of record in Volume 48, page 643 of the Deed Records of Mason County, Texas, 3826.95 feet to a ½ inch rebar set, for a reentrant corner of said 458 acre tract, for the N.E. corner of said 173.31 acre Keyser tract, for the N.E. corner of this tract of land;