



LEGAL DESCRIPTION: Being 445.937 acres of land, approximately 5.771 acres out of the Levi Crownover Survey No. 3, Abstract No. 1555, approximately 169.391 acres out of the I. RR. Co. Survey No. 1, Abstract No. 315 and approximately 270.775 acres out of the L. Crownover Survey No. 2, Abstract No. 1412 in Blanco County, Texas and being all of that certain 318.565 acre tract described in Volume 253, Page 364 of the Real Property Records of Blanco County, Texas and being a portion of that certain 170.654 acre tract described in said Volume 253, Page 364; Said 445.937 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers Surveying & Engineering LLC in November 2021:

BEGINNING at a calculated point in the south line of Ranch to Market Highway 3347 for the northeast corner of that certain 122.24 acre tract described in Volume 103, Page 221 of the Deed Records of Blanco County, Texas, the northwest corner of said 318.565 acre tract and the northwest corner hereof and from which a concrete monument found in the south line of said Highway 3347 bears North $86^{\circ}49'57''$ West a distance of 85.87 feet, a 4 inch pipe fence corner post found bears South $01^{\circ}53'08''$ East a distance of 0.64 feet and another 4 inch pipe fence corner post found bears South $47^{\circ}36'52''$ East a distance of 2.07 feet;

THENCE along the south line of said Ranch to Market Highway 3347, the following 3 courses:

1. South $86^{\circ}49'57''$ East a distance of 310.48 feet along the north line of said 318.565 acre tract to a concrete monument found for a corner of said 318.565 acre tract and a corner hereof;
2. Along the north line of said 318.565 acre tract, a curve turning to the right having an arc length of 253.93 feet, having a radius of 2814.79 feet and having a chord bearing of South $84^{\circ}11'55''$ East a distance of 253.84 feet to a concrete monument found for a corner of said 318.565 acre tract and a corner hereof;
3. South $81^{\circ}39'40''$ East a distance of 1009.53 feet along the north line of said 318.565 acre tract and the north line of said 170.654 acre tract to a calculated point for the northwest corner of that certain 43.53 acre tract described in Volume 475, Page

658 of the Official Public Records of Blanco County, Texas and a corner hereof and from which a concrete monument found in the south line of said Highway 3347 bears South 81°39'40" East a distance of 44.82 feet and a 1/2 inch iron rod found bears South 14°01'10" West a distance of 1.33 feet;

THENCE crossing said 170.654 acre tract along the west and south lines of said 43.53 acre tract, the following 5 courses:

1. South 14°01'10" West a distance of 278.29 feet to a 1/2 inch iron rod found with cap marked "HLS #5263";
2. South 02°02'32" West a distance of 491.70 feet to a 2.5 inch pipe fence corner post found;
3. South 02°26'41" East a distance of 98.08 feet to a 1/2 inch iron rod found for the southwest corner of said 43.53 acre tract;
4. South 87°44'30" East a distance of 1320.17 feet to a 1/2 inch iron rod found;
5. North 85°30'51" East a distance of 980.22 feet to a 1/2 inch iron rod found for a corner of said 170.654 acre tract, a corner of that certain 263.86 acre tract described in Instrument No. 190822 of said Official Public Records, the southeast corner of said 43.53 acre tract, and the most easterly northeast corner hereof;

THENCE South 06°14'45" East a distance of 1922.34 feet along the west line of said 263.86 acre tract and the east line of said 170.654 acre tract to a 1/2 inch iron rod found in the east line of said Abstract No. 1412 for the southwest corner of the J. Crownover Survey No. 155, Abstract No. 1599, a corner of the J.W. Harrington Survey No. 106, Abstract No. 1421, the southwest corner of said 263.86 acre tract, a corner of that certain tract described in Volume 55, Page 302 of said Deed Records, a corner of said 170.654 acre tract and a corner hereof;

THENCE South 02°01'10" East a distance of 2498.17 feet along the east line of said Abstract No. 1412, a west line of said Abstract No. 1421 and a west line of said Volume 55, Page 302 to a 1/2 inch iron rod found in concrete for a corner of said Abstract No. 1421, the southeast corner of said Abstract No. 1412, a corner of said Volume 55, Page 302, the southeast corner of said 318.565 acre tract and the southeast corner hereof;

THENCE South 88°25'47" West a distance of 4110.32 feet along the north line of said Abstract No. 1421, the south line of said Abstract No. 1412, the south line of said Abstract No. 315, the north line of said Volume 55, Page 302 and the south line of said 318.565 acre tract to a 1/2 inch iron rod found for the southeast corner of that certain

278.46 acre tract described in Instrument No. 1801134 of said Official Public Records and further described in Volume 199, Page 496 of said Real Property Records, the southwest corner of said 318.565 acre tract and the southwest corner hereof;

THENCE North 00°54'50" West a distance of 1800.32 feet along the east line of said 278.46 acre tract and the west line of said 318.565 acre tract to a 2.5 pipe fence corner post found for the northeast corner of said 278.46 acre tract, the southeast corner of said 122.24 acre tract, a corner of said 318.565 acre tract and a corner hereof;

THENCE along the east line of said 122.24 acre tract and the west line of said 318.565 acre tract, the following 3 courses:

1. North 01°06'22" West a distance of 3316.41 feet to an 8 inch cedar fence corner post found;
2. North 85°01'58" East a distance of 141.55 feet to an 8 inch cedar fence corner post found;
3. North 01°53'08" West a distance of 416.24 feet to the POINT OF BEGINNING containing 445.937 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;



Josh W. Leamons
Registered Professional Land Surveyor #6276
Date: December 7, 2021
Job# 21-5452

