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FLUGEL LAND SURVEYING

PROFESSIONAL LAND SURVEYORS

Firm No. 10193837

EXHIBIT "___"

LEGAL DESCRIPTION FOR A 31.873 ACRE TRACT

LEGAL DESCRIPTION OF A 31.873 ACRE TRACT OR PARCEL OF LAND, BEING A PORTION OF A 115.753 ACRE (CALLED 117.71 ACRE) TRACT CONVEYED TO J BAR E RANCHES, LP, IN VOLUME 640, PAGE 440, AND FURTHER DESCRIBED IN VOLUME 341, PAGE 331, DEED RECORDS, BURNET COUNTY, TEXAS; SAID 31.873 ACRE TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/8" iron rod found for the **POINT OF REFERENCE** on the north right-of-way (R.O.W.) line of South FM 1174 (80' R.O.W.) being the southeast corner of said 115.753 acre tract and the southwest corner of a called 57.18 acres also having been conveyed to J Bar E Ranches, LP; Thence, S 71°53'03" W along the north R.O.W. line of said South FM 1174, same being the south line of 115.753 acre tract, a distance of 1090.23' to a 1/2" iron rod set with a cap stamped "P Flugel 5096" for a point of curvature of a curve to the left in the north R.O.W. line of said South FM 1174; Thence, along said curve to the left with a length of 515.72', a radius of 1186.28', and a chord that bears S 59°29'22" W a distance of 511.67' to a 1/2" iron rod set with a cap stamped "P Flugel 5096" on the curving northwest R.O.W. line of said South FM 1174, same being the southeast line of said 115.753 acre tract, for a southeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, curving to the left with the northwest R.O.W. line of said South FM 1174 a length of **505.31'**, a radius of **1186.28'**, and a chord that bears **S 34°49'56" W** a distance of **501.49'** to a 1/2" iron rod set with cap stamped "P Flugel 5096" on the curving northwest R.O.W. line of said South FM 1174, same being the southeast line of said 115.753 acre tract, for the southwest corner of the herein described tract;

THENCE, N 87°33'06" W along the north R.O.W. line of said County Road 326 a distance of **103.43'** to a 60D nail set in a fence post being an angle point in the north R.O.W. line of said County Road 326, the south line of said 115.753 acre tract, and the south line of the herein described tract;

THENCE, through and across said 115.753 acre tract the following three courses:

1. **N 21°17'45" W** a distance of **780.95'** to a 1/2" iron rod set with cap stamped "P Flugel 5096" for an angle point in the west line of the herein described tract;
2. **N 13°49'39" W** a distance of **906.26'** to a 1/2" iron rod set with cap stamped "P Flugel 5096" for an angle point in the west line of the herein described tract;
3. **N 5°31'40" W** a distance of **1098.76'** to a 1/2" iron rod set with cap stamped "P Flugel 5096" on the south line of a called 111.00 acre tract conveyed to Billy Lou Kenned in Volume 969, Page 31, Deed Records, Burnet County, Texas, also recorded in Volume 93, Page 533, Deed Records, Burnet County, Texas, and Document #200102167, Official Public Records, Burnet County, Texas, and the north line of said 115.753 acre tract for the northwest corner of the herein described tract, from which bears S 67°48'43" W a distance of 728.04' to a 1/2" iron pipe found being the southwest corner of said called 111.00 acre tract and the northwest corner of said 115.753 acre tract;



THENCE, N 67°48'43" W a distance of **413.30'** to a 1/2" iron rod found being an angle point in the south line of said called 111.00 acre tract, and the north line of said 115.753 acre tract and the herein described tract;

THENCE, S 87°41'13" E a distance of **183.72'** to a 1/2" iron rod found being an angle point in the south line of said called 111.00 acre tract, and the north line of said 115.753 acre tract and the herein described tract;

THENCE, S 73°31'53" E a distance of **247.04'** to a 1/2" iron rod set with a cap stamped "P Flugel 5096" at a jog in the south line of said called 111.00 acre tract and the north line of said 115.753 acre tract, being the northeast corner of the herein described tract;

THENCE, S 2°04'08" E along in the south line of said called 111.00 acre tract and the north line of said 115.753 acre tract crossing the centerline of the San Gabriel River at an approximate distance of 55', and continuing for a total distance of **110.43'** to a 1/2" iron rod found being an angle point in the east line of the herein described tract, from which bears S 47°36'58" E a distance of 272.05' to a 3/8" iron rod found being an angle point in the southwest line of said called 111.00 acre tract and the north line of said 115.753 acre tract;

THENCE, through and across said 115.753 acre tract the following three courses:

1. **S 16°23'28" W** a distance of **915.44'** to a 1/2" iron rod set with cap stamped "P Flugel 5096" for an angle point in the east line of the herein described tract;
2. **S 11°18'31" E** a distance of **846.24'** to a 1/2" iron rod set with cap stamped "P Flugel 5096" for an angle point in the east line of the herein described tract;
3. **S 17°54'46" E** a distance of **577.86'** to the **POINT OF BEGINNING** and containing **31.873 acres** of land, more or less

BASIS OF BEARINGS:

Bearings are based on NAD '83 State Plane Coordinates.
(Texas Central 4203)

I do hereby certify that this description is true and correct to the best of my knowledge and belief, and was prepared from an actual on the ground survey under my supervision, and that the markers described herein actually exist, as described, at the time of my survey.

As Prepared by
Flugel Land Surveying
Firm Registration No. 10193837

Paul J. Flugel



Paul J. Flugel
RPLS No. 5096

Date of Survey: 9/19/2016
Date of Field Notes: 10/10/2016