



SEARCHERS
SURVEYING & ENGINEERING LLC
MASON | FREDERICKSBURG

P.O. Box 528 Mason, TX 76856 | P.O. Box 1504 Fredericksburg, TX 78624
830-383-1211 | Firm #10193966
www.searchersls.com

LEGAL DESCRIPTION: Being 396.017 acres of land, approximately 71.921 acres out of the Maria Josefa Geurrera Survey No. 4, Abstract No. 243 in Gillespie County, Texas and approximately 324.096 acres out of the Ponciano Ximenes Survey No. 1, Abstract No. 661 in Blanco County, Texas and being a portion of that certain 539.903 acre tract described in Instrument No. 20222429 of the Official Public Records of Gillespie County, Texas; Said 396.017 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers Surveying & Engineering LLC in June 2022:

BEGINNING at a 5 inch pipe fence corner post found in the east line of said Abstract No. 243, the west line of said Abstract No. 661, and the east line of that certain 177.32 acre tract, Tract I, described in Instrument No. 20120856 of said Official Public Records of Gillespie County, Texas, for the southwest corner of that certain 13.08 acre tract described in Volume 435, Page 705 of the Official Public Records of Blanco County, Texas, a corner of said 539.903 acre tract and the northwest corner hereof;

THENCE along the north line of said 539.903 acre tract, the following 2 courses:

1. North 89°31'34" East a distance of 722.22 feet along the south line of said 13.08 acre tract to a 1/2 inch iron rod found for the southeast corner of said 13.08 acre tract and the southwest corner of that certain 113.96 acre tract described in Instrument No. 172756 of said Official Public Records of Blanco County, Texas;
2. North 89°33'39" East a distance of 1444.87 feet along the south line of said 113.96 acre tract to a 1/2 inch iron rod found in the west line of that certain 100 acre tract, 4th Tract, described in Volume 69, Page 599 of the Deed Records of Blanco County, Texas for the southeast corner of said 113.96 acre tract, the northeast corner of said 539.903 acre tract, and the northeast corner hereof;

THENCE along the east line of said 539.903 acre tract, the following 2 courses:

1. South 00°49'51" East a distance of 1775.53 feet along the west line of said 100 acre tract to a 6 inch cedar fence corner post found for the southwest corner of said 100 acre tract and the northwest corner of that certain 186.0 acre tract described in Instrument No. 183452 of said Official Public Records of Blanco County, Texas;
2. South 00°44'29" East a distance of 4784.08 feet along the west line of said 186.0 acre tract to a 2 inch pipe fence corner post found for the southeast corner of said 539.903 acre tract, the northeast corner of that certain 101.67 acre tract, Tract I, described in Volume 466, Page 561 of said Official Public Records of Blanco County, Texas, and the southeast corner hereof;

THENCE South 89°07'16" West a distance of 3351.47 feet along the south line of said 539.903 acre tract and the north line of said 101.67 acre tract to a 10 inch concrete fence corner post found in the east line of that certain 51.9 acre tract, Tract II, described in Instrument No. 20125383 of said Official Public Records of Gillespie County, Texas and further described as Tract II in said Volume 466, Page 561, for the northwest corner of said 101.67 acre tract, the southwest corner of said 539.903 acre tract, and the southwest corner hereof;

THENCE along the east line of said 51.9 acre tract, and the west line of said 539.903 acre tract, the following 2 courses:

1. North 07°30'44" West a distance of 320.37 feet to a 6 inch pipe fence corner post found;
2. North 34°48'29" West, at a distance of 498.38 feet pass a 1/2 inch iron rod set, continuing in all for a total distance of 535.17 feet to a calculated point in the centerline of a creek for a corner hereof, and from which a 6 inch cedar fence corner post found for a corner of said 51.9 acre tract and a corner of said 539.903 acre tract bears North 34°48'29" West a distance of 87.41 feet;

THENCE crossing said 539.903 acre tract along the centerline of said creek, the following 16 courses:

1. North 61°21'06" East a distance of 57.27 feet along the south line of that certain 0.180 acre easement tract surveyed this same day by Searchers Surveying & Engineering LLC, being a portion of said 539.903 acre tract, to a point;
2. North 58°20'18" East a distance of 59.89 feet along the south line of said 0.180 acre easement tract to a point;
3. North 49°48'54" East a distance of 42.74 feet to a point;
4. North 71°30'59" East a distance of 162.12 feet to a point;
5. North 58°05'22" East a distance of 78.51 feet to a point;
6. North 40°38'02" East a distance of 182.83 feet to a calculated point;
7. North 20°54'07" East a distance of 229.52 feet to a point;
8. North 06°53'50" East a distance of 417.05 feet to a point;
9. North 17°33'45" West a distance of 51.44 feet to a point;
10. North 02°31'27" East a distance of 48.52 feet to a point;
11. North 27°38'58" East a distance of 126.67 feet to a point;
12. North 12°10'25" East a distance of 42.97 feet to a point;
13. North 01°40'26" East a distance of 171.98 feet to a point;
14. North 11°48'13" West a distance of 121.26 feet to a point;
15. North 04°15'59" East a distance of 554.89 feet to a point;
16. North 07°39'53" West a distance of 173.79 feet to a calculated point in the south line of said 177.32 acre tract and the north line of said 539.903 acre tract for a corner hereof, and from which a 4 inch pipe fence corner post found for the southwest corner of said 177.32 acre tract and a corner of said 539.903 acre tract bears South 89°07'28" West a distance of 212.37 feet, a 1/2 inch iron rod set in the south line of said 177.32 acre tract and the north line of said 539.903 acre tract bears South 89°07'28" West a distance of 34.37 feet, and another 1/2 inch iron rod set in the south line of said 177.32 acre tract and the north line of said 539.903 acre tract bears North 89°07'28" East a distance of 28.29 feet;

THENCE North 89°07'28" East a distance of 856.17 feet along the south line of said 177.32 acre tract and the north line of said 539.903 acre tract to a 10 inch cedar fence corner post found in the east line of said Abstract No. 243 and the west line of said

Abstract No. 661, for the southeast corner of said 177.32 acre tract and a corner of said 539.903 acre tract;

THENCE North 01°07'03" West a distance of 3609.47 feet along the east line of said Abstract No. 243, the west line of said Abstract No. 661, the east line of said 177.32 acre tract, and the west line of said 539.903 acre tract to the POINT OF BEGINNING containing 396.017 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: June 16, 2022
Job# 22-6009

