



**LEGAL DESCRIPTION:** Being 7.593 acres of land out of the A. J. Denson Survey No. 8, Abstract No. 204 in San Saba County, Texas and being that certain 7.59 acre tract described in Volume 328, Page 413 of the Official Public Records of San Saba County, Texas; Said 7.593 acre tract being more particularly described as follows and as surveyed under the supervision of Cross Texas Land Services Inc in February 2021:

**BEGINNING** at a 3" pipe fence corner post found in the south line of that certain 83.73 acre tract described in Volume 227, Page 897 of said Official Public Records for a corner of that certain 209.42 acre tract described in Volume 366, Page 42 of said Official Public Records and the northwest corner hereof;

THENCE North 89°01'21" East a distance of 768.04 feet along the south line of said 83.73 acre tract to a calculated point in the record west line of F. M. Highway No. 500 for the southeast corner of said 83.73 acre tract and the northeast corner hereof and from which a ½" iron rod at a fence corner post found bears North 89°01'21" East a distance of 4.14 feet;

THENCE South 10°00'53" East a distance of 830.70 feet along the record west line of said Highway to a calculated point for the northeast corner of that certain 0.826 acre tract described in Volume 316, Page 153 of said Official Public Records and the southeast corner hereof and from which a 2" pipe fence corner post found bears North 89°74'31" 38" East a distance of 3.82 feet;

THENCE South 86°30'28" West a distance of 278.36 feet along the north line of said 0.826 acre tract to a calculated point in the east line of said 209.42 acre tract for the northwest corner of said 0.826 acre tract and the southwest corner hereof and from which a 2" pipe fence corner post found bears North 36°57'14" East a distance of 1.05 feet;

THENCE along the east lien of said 209.42 acre tract, the following 4 courses:

1. North 11°17'32" West a distance of 469.46 feet to a calculated point and from which a 2" pipe fence corner post found bears South 25°35'19" East a distance of 0.7 feet;
2. North 57°46'00" West a distance of 443.60 feet to a calculated point and from which a 2" pipe fence corner post found bears South 54°06'25" East a distance of 0.63 feet;
3. North 55°28'46" West a distance of 201.24 feet to a ½" iron rod found;
4. North 08°15'56" West a distance of 11.00 feet to the **POINT OF BEGINNING** containing 7.593 acres more or less, and as shown on a certified plat herewith.

Note: Bearings, distances and acreage shown hereon are NAD 83, Texas Central Zone and are derived from GPS techniques. Iron Rod set are 1/2 inch rod with plastic caps marked "CTLS".