



**SEARCHERS**  
SURVEYING & ENGINEERING LLC  
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LEGAL DESCRIPTION: Being 127.517 acres of land out of the Robert Nowlan Survey, Abstract No. 650 in Burnet County, Texas and being a portion of that certain 110.06 acre tract described in Instrument No. 201504680 of the Official Public Records of Burnet County, Texas and all of that certain 17.52 acre tract described in Instrument No. 201506665 of said Official Public Records; Said 127.517 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers Surveying & Engineering LLC in March 2023:

BEGINNING at a 5 inch pipe fence corner post found in the south line of the John D. Morgan Survey, Abstract No. 616 and the south line of that certain 20.567 acre tract described in Instrument No. 201907289 of said Official Public Records, for the northeast corner of the John Smith Survey, Abstract No. 796, the northwest corner of said Abstract No. 650, the northeast corner of that certain 10.001 acre tract described in Volume 1351, Page 872 of said Official Public Records, the northeast corner of that certain 5.50 acre tract described in Volume 591, Page 300 of said Official Public Records, the northeast corner of that certain 8.176 acre tract described in said Volume 591, Page 300, the northwest corner of said 110.06 acre tract, the northwest corner of that certain 139.67 acre tract described in Volume 1138, Page 273 of said Official Public Records, and the northwest corner hereof;

THENCE North 69°08'26" East a distance of 2508.57 feet along the south line of said Abstract No. 616, the south line of the W.T. Davis Survey No. 46, Abstract No. 1680, the north line of said Abstract No. 650, the south line of said 20.567 acre tract, the south line of that certain 320 acre tract, Tract #4, described in Volume 1164, Page 652 of said Official Public Records, the south line of that certain 160 acre tract, Tract #2, Exhibit B, First Tract, described in said Volume 1164, Page 652, the north line of said 110.06 acre tract, and the north line of said 139.67 acre tract to a 1/2 inch iron rod found with a cap marked "Interstate Surveying Inc", for the northwest corner of that certain 309 acre tract, Tract #1, described in said Volume 1164, Page 652, the northeast corner of said 110.06 acre tract, the northeast corner of said 139.67 acre tract, and the northeast corner hereof;

THENCE South 21°10'27" East a distance of 2140.27 feet along the west line of said 309 acre tract, the east line of said 110.06 acre tract, and the east line of said 139.67 acre tract to a 3 inch pipe fence corner post found for the northeast corner of that certain 9.50 acre tract described in Instrument No. 202006871 of said Official Public Records, a corner of said 110.06 acre tract, and a corner hereof;

THENCE crossing said 139.67 acre tract along the north and west lines of said 9.50 acre tract, the following 2 courses:

1. South 68°49'16" West a distance of 728.70 feet along the south line of said 110.06 acre tract to a 3 inch pipe fence corner post found for the northwest corner of said 9.50 acre tract and a corner of said 110.06 acre tract;
2. South 21°11'40" East a distance of 479.97 feet crossing County Road 112 along the east line of said 110.06 acre tract to a cotton spindle found in the centerline of said County Road 112, the south line of said 139.67 acre tract, and the north line of that certain 100.737 acre tract recorded in Volume 547, Page 468 of said Official Public Records and further described as that certain 214.683 acre tract in Volume 167, Page 413 of the Deed Records of Burnet County, Texas, for the southwest corner of said 9.50 acre tract and the southeast corner of said 110.06 acre tract, and from which a 1/2 inch iron rod found with a cap marked "INTERSTATE SURVEYING 512-556-6865" bears North 21°32'59" West a distance of 19.49 feet;

THENCE along the centerline of said County Road 112, the south line of said 139.67 acre tract, the south line of said 110.06 acre tract, and the north line of said 100.737 acre tract, the following 3 courses:

1. South 82°15'24" West a distance of 528.40 feet to a cotton spindle found;
2. South 88°17'13" West a distance of 468.01 feet to a cotton spindle found;
3. North 74°18'05" West a distance of 242.52 feet to a 1/2 inch iron rod found with a broken cap for the southeast corner of said 17.52 acre tract and the southwest corner of said 110.06 acre tract;

THENCE North 74°25'05" West a distance of 199.36 feet along the centerline of said County Road 112, the south line of said 17.52 acre tract, the south line of said 139.67 acre tract, and the north line of said 100.737 acre tract to a cotton spindle found, for the southeast corner of that certain 2.48 acre tract described in Instrument No. 201910631 of said Official Public Records, and a corner of said 17.52 acre tract;

THENCE crossing said 139.67 acre tract, the following 3 courses:

1. North 07°46'23" East a distance of 505.92 feet crossing said County Road 112 along the east line of said 2.48 acre tract and the west line of said 17.52 acre tract to a 2 inch pipe fence post found for the northeast corner of said 2.48 acre tract and a corner of said 17.52 acre tract;
2. North 81°37'55" West a distance of 216.76 feet along the north line of said 2.48 acre tract and the south line of said 17.52 acre tract to a 2 inch pipe fence post found for the northwest corner of said 2.48 acre tract and a corner of said 17.52 acre tract;
3. South 08°25'33" West a distance of 477.79 feet crossing said County Road 112 along the west line of said 2.48 acre tract and the east line of said 17.52 acre tract to a cotton spindle found in said County Road 112, the north line of said 100.737 acre tract, and the south line of said 139.67 acre tract for the southwest corner of said 2.48 acre tract and a corner of said 17.52 acre tract;

THENCE along the centerline of said County Road 112, the north line of said 100.737 acre tract, the south line of said 139.67 acre tract, and the south line of said 17.52 acre tract, the following 2 courses:

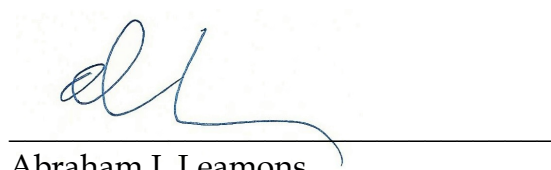
1. North 74°25'46" West a distance of 93.86 feet to a 1/2 inch iron rod found with a cap marked "RPLS 1960";
2. North 88°30'53" West a distance of 256.46 feet to a 1/2 inch iron rod found in the east line of said Abstract No. 796, the west line of said Abstract No. 650, and the east line of said 8.176 acre tract, for the southeast corner of said 5.50 acre tract, the northwest corner of said 100.737 acre tract, the southwest corner of said 17.52 acre tract, the southwest corner of said 139.67 acre tract, and the southwest corner hereof;

THENCE along the east line of said Abstract No. 796, the west line of said Abstract No. 650, the east line of said 10.001 acre tract, the east line of said 8.176 acre tract, the east line of said 5.50 acre tract, and the west line of said 139.67 acre tract, the following 2 courses:

1. North 20°31'38" West a distance of 992.51 feet crossing said County Road 112 along the west line of said 17.52 acre tract to a 1/2 inch iron rod found with a cap in the south line of said 110.06 acre tract, for the northwest corner of said 17.52 acre tract;
2. North 20°30'47" West a distance of 809.09 feet crossing said 110.06 acre tract to the POINT OF BEGINNING containing 127.517 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: March 14, 2023  
Job# 23-6440

