





MASON | FREDERICKSBURG  
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LEGAL DESCRIPTION: Being 3.735 acres of land out of the T. Saunders Survey No. 175, Abstract No. 1443 in Mason County, Texas and being a portion of that certain 76.479 acre tract described in Volume 84, Page 289 of the Deed Records of Mason County, Texas; Said 3.735 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers Land Surveying, LLC in March 2018:

BEGINNING at a 1/2 inch iron pipe found leaning in the east line of Farm to Market Highway No. 1723 and the west line of said 76.479 acre tract, for a corner of that certain 34.557 acre tract surveyed this same day by Searchers Land Surveying, LLC, being a portion of said 76.479 acre tract, and the northwest corner hereof;

THENCE North 89°13'32" East a distance of 430.56 feet crossing said 76.479 acre tract along the south line of said 34.557 acre tract to a 1/2 inch iron pipe found for a corner of said 34.557 acre tract, the northwest corner of that certain 2.000 acre tract described in Volume 245, Page 46 of the Real Property Records of Mason County, Texas, and the northeast corner hereof;

THENCE crossing said 76.479 acre tract along the west line and south line of said 2.000 acre tract, the following 2 courses:

1. South 00°51'34" East a distance of 280.43 feet to a 1/2 inch iron pipe found bent for the southwest corner of said 2.000 acre tract and a corner hereof;
2. North 87°30'49" East a distance of 315.93 feet to a 1/2 inch iron pipe found for the southeast corner of said 2.000 acre tract, a corner of said 34.557 acre tract, and the east corner hereof;

THENCE South 07°24'12" West a distance of 51.05 feet crossing said 76.479 acre tract along a west line of said 34.557 acre tract to a 1/2 inch iron rod found for the northeast corner of that certain 5.5 acre tract described in Volume 137, Page 428 of said Real Property Records, a corner of said 34.557 acre tract and the southeast corner hereof;

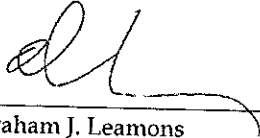
THENCE South 87°33'38" West a distance of 751.14 feet crossing said 76.479 acre tract along the north line of said 5.5 acre tract and the north line of that certain 2.50 acre tract described in Volume 162, Page 9 of said Real Property Records to a 1/2 inch iron rod found in the east line of said Farm to Market Highway No. 1723 and the west line of said 76.479 acre tract, for the northwest corner of said 2.50 acre tract and the southwest corner hereof;

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THENCE North 01°06'49" East a distance of 343.53 feet along the east line of said Farm to Market Highway No. 1723 and the west line of said 76.479 acre tract to the POINT OF BEGINNING containing 3.735 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;



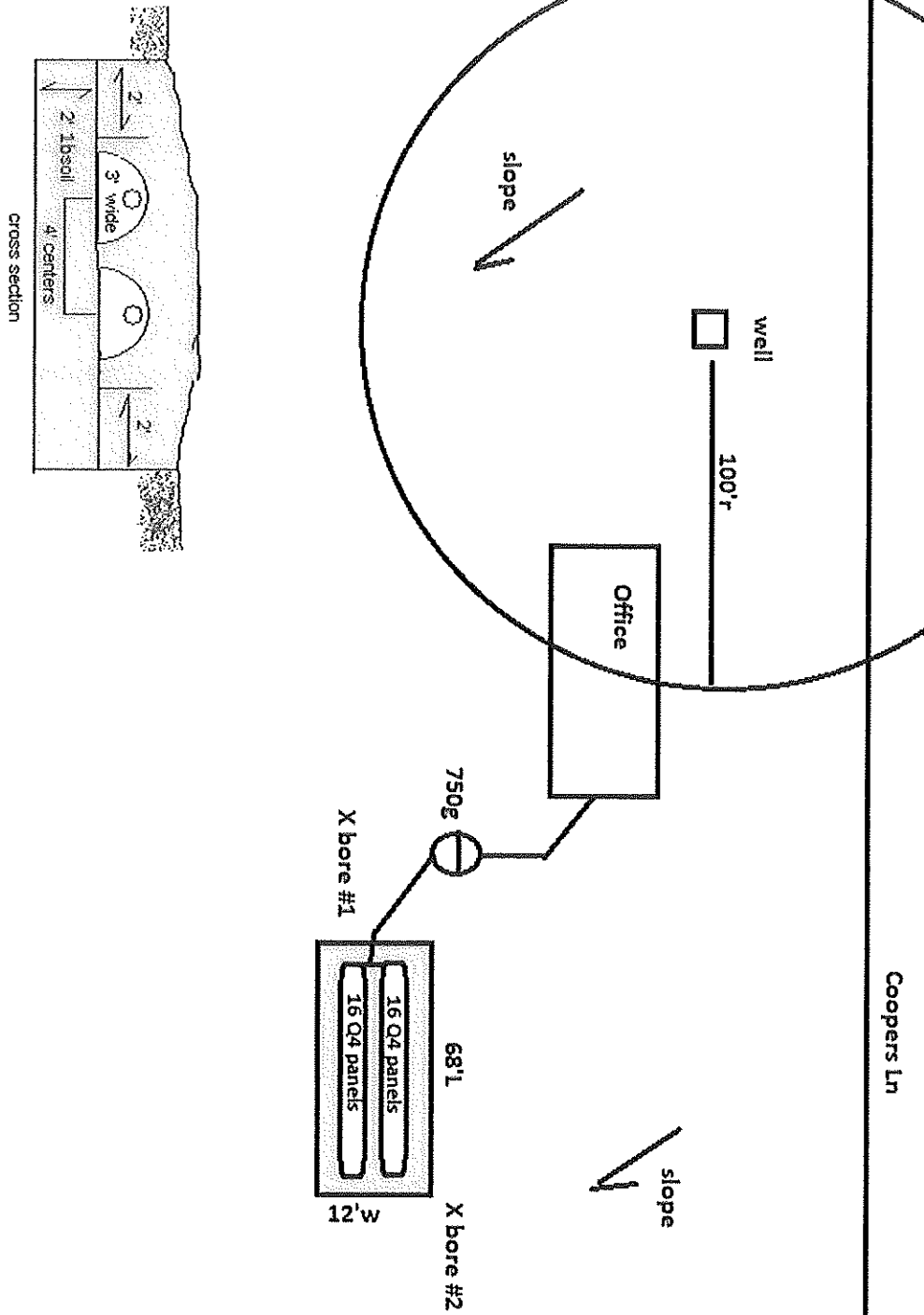
Abraham J. Leamons  
Registered Professional Land Surveyor #6275  
Date: March 12, 2018  
Job# 18-2470



Ranch Road 1723

Coopers Ln

Reece Kerr  
555 Lehmberg RD  
Mason TX  
3.73 acres



Lehmberg RD



02/24/22