

METES AND BOUNDS

Being 171.178 acres of land, more or less, out of the Sulphur Forks Iron Works Company Survey No. 1, Abstract 771, and the Conrad Withnobe Survey No. 242, Abstract 863, both situated in Llano County, Texas, and being that same called 161.4 acres conveyed as "Tract Two" in a Warranty Deed, recorded in Volume 1572, Page 524, Official Public Records, Llano County, Texas, and described in a Distribution Deed, recorded in Volume 205, Page 291, Deed Records, Llano County, Texas, said 171.178 acres being more particularly described by metes and bounds as follows:

COMMENCING at a concrete Right-of-Way monument found at an interior southeast corner of the Rode Owen Ligon 167,800 acres (Document Number 22-04204), same being on the North Right-of-Way line of Ranch Road 2241 and the **POINT OF COMMENCEMENT**;

THENCE along the North Right-of-Way line of said Ranch Road 2241, South 88 degrees 50 minutes 25 seconds West, a distance of 1149.71 feet to a 1/2 inch iron rod capped WALs set for the lower southeast corner of this 171.178 acres, same being the southwest corner of said Rode Ligon 167,800 acres and the **POINT OF BEGINNING**;

THENCE continuing along the North Right-of-Way line of said Ranch Road 2241, South 88 degrees 50 minutes 25 seconds West (called West), a distance of 3639.87 feet (called 3545 feet), to a 1/2 inch iron rod capped WALs set for the lower southwest corner of this 171.178 acres, same being the southeast corner of the New Bluffton Cemetery (Volume 4, Page 25);

THENCE along the lines common to this 171.178 acres and said Cemetery, the following courses and distances: North 01 degrees 37 minutes 45 seconds West (called North), a distance of 626.10 feet to a 3 inch metal fence corner post found for an angle corner;

South 88 degrees 10 minutes 48 seconds West (called West), a distance of 391.20 feet to a 3 inch metal fence corner post found for the upper southwest corner of this 171.178 acres, same being the northwest corner of said Cemetery and on the East line of the Barbara J Kowalski, et al 16.372 acres (Volume 1575, Page 4886);

THENCE along the line common to this 171.178 acres, said Kowalski 16.372 acres, North 03 degrees 05 minutes 38 seconds East (called North), at a distance of 427.41 feet pass a 1/2 inch iron rod found out to the left 1.88 feet, at a distance of 810.29 feet pass a 5/8 inch iron rod found in to the right 0.11 feet, and continuing for a total distance of 1858.98 feet (called 1856 feet) to a 3 inch metal fence corner post found for the northwest corner of this 171.178 acres, same being the southwest corner of the Mark Miller 85.813 acres (Volume 1562, Page 4830) and on the East line of the Eddie Randall Holland tract (Volume 1233, Page 257);

THENCE along the line common to this 171.178 acres and said Miller 85.813 acres, South 87 degrees 59 minutes 09 seconds East (called South 86 and 1/2 degrees East), a distance of 2935.08 feet (called 2942 feet) to a 1/2 inch iron rod capped WALs set for the northeast corner of this 171.178 acres, from which a 1/2 inch iron rod found for reference bears North 42 degrees 05 minutes 18 seconds East, a distance of 15.42 feet, said set 1/2 inch iron rod being the southeast corner of the Larry Ligon remainder of 125.824 acres (Volume 192, Page 423, Probate Records, Llano County, Texas), and on the West line of said Rode Ligon 167,800 acres;

THENCE along the lines common to this 171.178 acres and said Rode Ligon 167,800 acres, the following courses and distances: South 03 degrees 08 minutes 34 seconds East (called South), a distance of 1799.09 feet (called 1795 feet) to a 12 inch cedar fence corner post found for an angle corner;

South 79 degrees 52 minutes 50 seconds East (called South 78 and 1/2 degrees East), a distance of 921.91 feet (called 924 feet) to a 10 inch cedar fence corner post found for an angle corner;

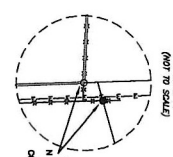
South 01 degrees 23 minutes 24 seconds East (called South), a distance of 334.60 feet (called 348 feet) to the **POINT OF BEGINNING**, and containing 171.178 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings Shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, Central Zone, Grid.

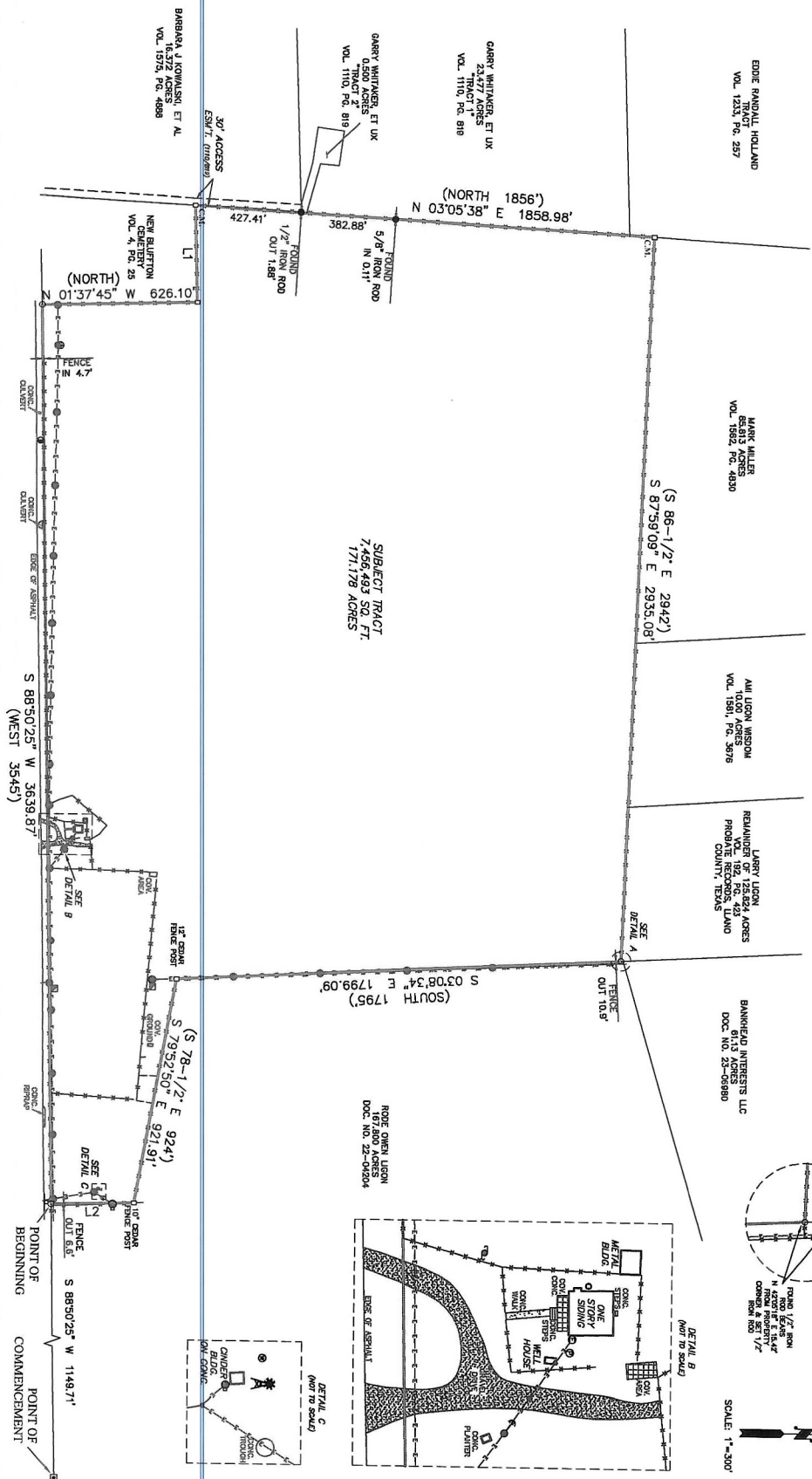


David L. Elzy
David L. Elzy
Registered Professional Land Surveyor
Texas Registration No. 4675
May 30, 2024

LINE	BEARING	DISTANCE
L1	S 86°10'48" W (WEST)	391.20
2	S 01°23'24" E (SOUTH)	334.60 (348.87)



SCALE: 1"=300'



NOTE: RECORDING SURVEYOR HAS NOT PROVIDED A CURRENT TITLE COMMITMENT AND THEREFORE THE SURVEYOR'S RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT SHOWN ON THE FACE OF THIS SURVEY.

NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTE:
RECORD DATA DOES NOT FORM A CLOSED MATHEMATICAL SURVEY.

Surfacing shown hereon is based on actual one

FIRM REGISTRATION NO.
 10011200

LEGEND
 (Symbol and Description)

Westar
Alamo

LAND SURVEYORS, L.L.C.
P.O. BOX 1546 BIRMINGHAM, TEXAS 77606
PHONE (713) 371-4000 FAX (713) 371-8000

FINAL REGISTRATION NO.
1011700

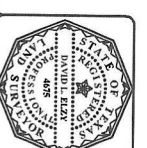
GF. NO. N/A

JOB NO.12567

[illegible][illegible]

LEGEND CONT.

WELL
POND
TELEPHONE
STREET SIGN
WIRE FENCE
FIRE OPTIC MIRROR
SIGNAL



I, DAVID L. ELLY, Registered Professional Land Surveyor, State of Texas, certify that the above plot represents an actual survey made on the ground under my supervision, and that my professional opinion is that there are no discrepancies, conflicts, ambiguities or boundary lines, or an encroachment or overlapping of improvements, except as may appear hereon to the best of my knowledge and belief.