



LEGAL DESCRIPTION: Being 151.376 acres of land out of the Herman University Survey No. 161, Abstract No. 275 in Gillespie County, Texas and being all of that certain 100 acre tract, First Tract, recorded in Instrument No. 20242895 of the Official Public Records of Gillespie County, Texas and further described in Volume 47, Page 339 of the Deed Records of Gillespie County, Texas and all of that certain 50 acre tract, Second Tract, recorded in said Instrument No. 20242895 and said Volume 47, Page 339 and further described in Volume 5, Page 415 of said Deed Records; Said 151.376 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers in June 2025:

BEGINNING at a 6 inch pine fence corner post found in the north line of that certain 50.01 acre tract described in Volume 383, Page 387 of the Real Property Records of Gillespie County, Texas for the southwest corner of that certain 82.4 acre tract described in Instrument No. 20175741 of said Official Public Records and further described as that certain 132 acre tract in Volume 106, Page 174 of said Deed Records, the southeast corner of said 100 acre tract and the southeast corner hereof, and from which a 1/2 inch iron rod found in the south line of said 132 acre tract, for the southwest corner of that certain 50.1 acre tract described in Volume 283, Page 97 of said Real Property Records, the northwest corner of that certain 6.69 acre tract described in Instrument No. 20175975 of said Official Public Records, the northeast corner of said 50.1 acre tract described in Volume 383, Page 387, and the southeast corner of said 82.4 acre tract bears North 89°21'29" East a distance of 60.06 feet and another 1/2 inch iron rod found bears South 87°58'17" West a distance of 37.24 feet;

THENCE South 88°59'55" West a distance of 947.06 feet along the north line of said 50.1 acre tract described in Volume 383, Page 387, the south line of said 100 acre tract and the south line of said 50 acre tract to a 3.5 inch pipe fence corner post found for the southeast corner of that certain 428.05 acre tract described in Instrument No. 20194811 of said Official Public Records, the southwest corner of said 50 acre tract and the southwest corner hereof;

THENCE North 00°51'59" West a distance of 7021.74 feet along the east line of said 428.05 acre tract and the west line of said 50 acre tract to a calculated point in the south line of the Maria la Flores y Martinez Survey No. 162, Abstract No. 449 and the north line of said Abstract No. 275, for a corner of said 428.05 acre tract, the northwest corner of said 50 acre tract and the northwest corner hereof, and from which a 4 inch pipe fence corner post found in the south line of said Abstract No. 449, the north line of said Abstract No. 275, the south line of said 428.05 acre tract and the north line of said 50 acre tract bears North 89°17'55" East a distance of 1.45 feet and a 12 inch pine fence corner post found in the east line of said 428.05 acre tract and the west line of said 50 acre tract bears South 00°51'59" East a distance of 2.30 feet;

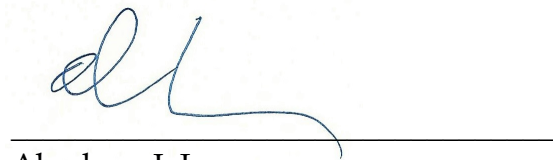
THENCE North 89°17'55" East a distance of 251.44 feet along the south line of said Abstract No. 449, the north line of said Abstract No. 275, the south line of said 428.05 acre tract and the north line of said 50 acre tract to a 12 inch pine fence corner post found for the southeast corner of said Abstract No. 449, the southwest corner of the Gustav Elley Survey No. 160, Abstract No. 195, the southwest corner of that certain 6.000 acre tract described in Instrument No. 20152583 of said Official Public Records, a corner of said 428.05 acre tract, and a corner hereof;

THENCE South 89°57'02" East a distance of 681.29 feet along the south line of said Abstract No. 195, the north line of said Abstract No. 275, the south line of said 6.000 acre tract, the north line of said 50 acre tract and the north line of said 100 acre tract to a 4 inch pipe fence corner post found in the west line of that certain 20.744 acre tract described in Instrument No. 20218253 of said Official Public Records for the southeast corner of said 6.000 acre tract, the northeast corner of said 100 acre tract and the northeast corner hereof, and from which a 1/2 inch iron rod found bears South 01°19'43" East a distance of 1812.70 feet and a 1/2 inch iron rod found with a cap marked "Bonn 4447" bears South 01°00'12" East a distance of 4495.25 feet;

THENCE South 00°59'04" East a distance of 7007.91 feet along the west line of said 20.74 acre tract, the west line of said 132 acre tract and the east line of said 100 acre tract to the POINT OF BEGINNING containing 151.376 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" and a "mag nail set" is a mag nail with washer marked "Searchers RPLS 6275".

Surveyed by;



Abraham J. Leamons
Registered Professional Land Surveyor #6275
Date: June 11, 2025
Job# 25-7593

