



LEGAL DESCRIPTION: Being 23.953 acres of land out of the John George Weber Survey No. 332, Abstract No. 843 in Llano County, Texas and being a portion of that certain 143.98 acre tract described in Instrument No. 24-03354 of the Official Public Records of Llano County, Texas; Said 23.953 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers in July 2024:

BEGINNING at a 1/2 inch iron rod with an aluminum cap marked "Llano Surveying #6102" found in County Road 403, in the west line of the Jacob Reagor Survey No. 6, Abstract No. 1182, and the west line of that certain 30.898 acre tract, Tract Three, described in Instrument No. 21-11992 of said Official Public Records, for the southeast corner of the G.L. Epperson Survey No. 333, Abstract No. 1136, the northeast corner of said Abstract No. 843, the southeast corner of that certain 320 acre tract, First Tract, recorded in Volume 157, Page 415 of the Deed Records of Llano County, Texas and further described in Volume 73, Page 216 of said Deed Records, the northeast corner of said 143.98 acre tract, and the northeast corner hereof;

THENCE crossing said County Road 403, along the west line of said Abstract No. 1182, the east line of said Abstract No. 843, the west line of said 30.898 acre tract, the west line of that certain 132.480 acre tract described in Volume 1154, Page 755 of said Official Public Records, and the east line of said 143.98 acre tract, the following 2 courses:

1. South 00°05'33" West a distance of 483.96 feet to a calculated point for the southwest corner of said 30.898 acre tract and the northwest corner of said 132.480 acre tract, and from which a 1 inch iron pipe found bears South 89°35'48" East a distance of 21.75 feet;
2. South 00°12'28" West, at a distance of 776.62 feet pass a 1/2 inch iron rod set for the northeast corner of that certain 2.644 acre easement surveyed this same day by Searchers, being a portion of said 143.98 acre tract, continuing along the east line of said 2.644 acre easement in all for a total distance of 806.95 feet to a 1/2 inch iron rod set for the northeast corner of that certain 18.253 acre tract surveyed this same day by Searchers, being a portion of said 143.98 acre tract, and the southeast corner hereof, and from which a 1/2 inch iron rod set in the west line

of said Abstract No. 1182, the east line of said Abstract No. 843, the west line of said 132.480 acre tract, and the east line of said 143.98 acre tract for the southeast corner of said 2.644 acre easement bears South 00°12'28" West a distance of 30.33 feet and a 1/2 inch iron rod with an aluminum cap marked "Llano Surveying #6102" found in the west line of said Abstract No. 1182, the east line of said Abstract No. 843, and the west line of said 132.480 acre tract, for the northeast corner of that certain 228.43 acre tract described in Volume 24-01603 of said Official Public Records, the southeast corner of said 143.98 acre tract, and the southeast corner of that certain 1.621 acre tract surveyed this same day by Searchers, being a portion of said 143.98 acre tract, bears South 00°12'28" West a distance of 1109.11 feet;

THENCE crossing said 143.98 acre tract and said 2.644 acre easement along the north line of said 18.253 acre tract, the following 4 courses:

1. South 81°45'12" West a distance of 545.76 feet crossing said County Road 403 to a calculated point, from which a 1/2 inch iron rod set for a corner of said 2.644 acre easement bears North 04°11'41" West a distance of 30.08 feet and a 1/2 inch iron rod set for a corner of said 2.644 acre easement bears South 04°11'41" East a distance of 30.08 feet;
2. South 89°51'26" West a distance of 165.11 feet to a calculated point, from which a 1/2 inch iron rod set for a corner of said 2.644 acre easement bears North 08°10'25" West a distance of 30.30 feet and a 1/2 inch iron rod set for a corner of said 2.644 acre easement bears South 08°10'25" East a distance of 30.30 feet;
3. South 73°47'45" West a distance of 93.01 feet to a calculated point for the northwest corner of said 18.253 acre tract, the northeast corner of that certain 19.262 acre tract surveyed this same day by Searchers, being a portion of said 143.98 acre tract, the southeast corner of that certain 25.409 acre tract surveyed this same day by Searchers, being a portion of said 143.98 acre tract, and the southwest corner hereof, and from which a 1/2 inch iron rod set in the south line of said 2.644 acre easement, the east line of said 19.262 acre tract, and the west line of said 18.253 acre tract bears South 00°30'31" East a distance of 31.16 feet;

4. North 00°30'31" West, along the east line of said 25.409 acre tract at a distance of 31.16 feet pass a 1/2 inch iron rod set in the north line of said 2.644 acre easement, continuing in all for a total distance of 1306.77 feet to a 1/2 inch iron rod set in the south line of said Abstract No. 1136, the north line of said Abstract No. 843, the south line of said 320 acre tract, and the north line of said 143.98 acre tract, for the northeast corner of said 25.409 acre tract and the northwest corner hereof, and from which a 3/8 inch iron rod found in the south line of said Abstract No. 1136, the north line of said Abstract No. 843, and the south line of said 320 acre tract, for the northeast corner of that certain 456.571 acre tract described in Volume 1540, Page 2088 of said Official Public Records, the northwest corner of said 143.98 acre tract, and the northwest corner of that certain 26.867 acre tract surveyed this same day by Searchers, being a portion of said 143.98 acre tract, bears South 83°44'26" West a distance of 1803.69 feet;

THENCE North 83°44'26" East a distance of 814.71 feet crossing said County Road 403 along the south line of said Abstract No. 1136, the north line of said Abstract No. 843, the south line of said 320 acre tract, and the north line of said 143.98 acre tract to the POINT OF BEGINNING containing 23.953 acres of land, more or less, and as shown on certified plat herewith.

Survey Notes: 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: August 5, 2024
Job# 24-7190

