



LEGAL DESCRIPTION: Being 26.867 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 26.867 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers in July 2024:

BEGINNING at a 3/8 inch iron rod found in the south line of the G.L. Epperson Survey No. 333, Abstract No. 1136, the north line of said Abstract No. 843, the south line 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, 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 hereof;

THENCE North 83°44'26" East a distance of 946.40 feet 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 a 1/2 inch iron rod set for the northwest 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 northeast corner hereof, and from which 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 said Abstract No. 1136, the northeast corner of said Abstract No. 843, the southeast corner of said 320 acre tract, the northeast corner of said 143.98 acre tract, and the northeast corner of that certain 23.953 acre tract surveyed this same day by Searchers, being a portion of said 143.98 acre tract, bears North 83°44'26" East a distance of 1672.00 feet;

THENCE crossing said 143.98 acre tract, the following 3 courses:

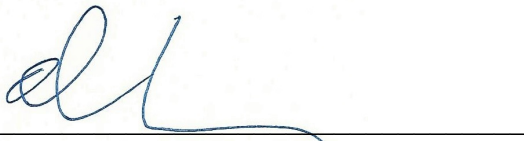
1. South 02°05'47" East, along the west line of said 25.409 acre tract at a distance of 1246.53 feet pass a 1/2 inch iron rod set in the north line of that certain 2.644 acre easement surveyed this same day by Searchers, being a portion of said 143.98 acre tract, continuing crossing said 2.644 acre easement in all for a total a distance of 1276.80 feet to a calculated point for the northeast corner of that certain 28.615 acre tract surveyed this same day by Searchers, being a portion of said 143.98 acre tract, the northwest corner of that certain 19.262 acre tract surveyed this same day by Searchers, being a portion of said 143.98 acre tract, the southwest corner of said 25.409 acre tract, and the southeast 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 28.615 acre tract, and the west line of said 19.262 acre tract bears South 04°16'02" East a distance of 30.44 feet;
2. North 84°29'53" West a distance of 112.28 feet crossing said 2.644 acre easement along the north line of said 28.615 acre tract to a calculated point from which a 1/2 inch iron rod set for a corner of said 2.644 acre easement bears North 68°00'56" East a distance of 65.00 feet and a 1/2 inch iron rod set for a corner of said 2.644 acre easement bears South 57°00'42" East a distance of 65.00 feet;
3. North 88°36'47" West, crossing said 2.644 acre easement along the north line of said 28.615 acre tract at a distance of 54.82 feet pass a 1/2 inch iron rod set in the west line of said 2.644 acre easement, continuing along the north line of said 28.615 acre tract in all for a total distance of 890.06 feet to a 1/2 inch iron rod set in the east line of said 456.571 acre tract and the west line of said 143.98 acre tract, for the northwest corner of said 28.615 acre tract and the southwest corner hereof, and from which a 1/2 inch iron rod with an aluminum cap marked "Llano Surveying #6102" found in the east line of said 456.571 acre tract for the

northwest corner of that certain 228.43 acre tract described in Instrument No. 24-01603 of said Official Public Records, the southwest corner of said 143.98 acre tract, and the southwest corner of said 28.615 acre tract bears South 00°42'31" West a distance of 1262.06 feet;

THENCE North 00°42'31" East a distance of 1140.54 feet along the east line of said 456.571 acre tract and the west line of said 143.98 acre tract to the POINT OF BEGINNING containing 26.867 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

