



LEGAL DESCRIPTION: Being 48.781 acres of land, approximately 33.091 acres out of the J. Newsom Survey No. 4, Abstract No. 1229 and approximately 15.690 acres out of the J. G. Callison Survey No. 1, Abstract No. 1128 in Llano County, Texas and being all of that certain 210.681 acre tract described in Instrument No. 21-02295 of the Official Public Records of Llano County, Texas; Said 48.781 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers Surveying & Engineering LLC in March 2021:

BEGINNING at a 2 inch pipe fence corner post found in the east line of County Road 312 for the southwest corner of that certain 90.000 acre tract described in Instrument No. 20-09741 of said Official Public Records, a corner of said 210.681 acre tract, the northwest corner of that certain 10.00 acre tract described in Volume 1540, Page 3301 of said Official Public Records, and a corner hereof;

THENCE South 47°39'14" East a distance of 304.23 feet along the east line of said County Road 312, the east line of said 210.681 acre tract, and the west line of said 10.00 acre tract to a 1/2 inch iron rod set for a corner of that certain 66.000 acre tract surveyed this same day by Searchers Surveying & Engineering LLC, being a portion of said 210.681 acre tract, and the southeast corner hereof, and from which a cut off 8 inch pine fence post found in the east line of said County Road 312 and the northwest line of that certain 93.86 acre tract described in Volume 1502, Page 586 of said Official Public Records, for the southwest corner of said 10.00 acre tract, the southeast corner of said 66.000 acre tract, and the southeast corner of said 210.681 acre tract bears South 47°39'14" East a distance of 113.42 feet;

THENCE crossing said 210.681 acre tract, the following 4 courses:

1. South 70°29'49" West a distance of 2785.81 feet along the north line of said 66.000 acre tract to a 1/2 inch iron rod set for a corner of said 66.000 acre tract and the southwest corner hereof, and from which an 8 inch cedar fence corner post found for a corner of that certain 2050.8 acre tract described in Volume 1202, Page 127 of said Official Public Records, a corner of said 66.000 acre tract, and a corner of

said 210.681 acre tract bears South 65°58'58" West a distance of 1270.49 feet and a 1/2 inch iron rod found in the east line of the D. Stribling Survey No. 1, Abstract No. 1528, the west line of said Abstract No. 1128, the east line of that certain 664.6 acre tract described in Volume 858, Page 86 of said Official Public Records and the east line of that certain 1028.158 acre tract described in Volume 1536, Page 661 of said Official Public Records, for the northwest corner of said 2050.8 acre tract, the southwest corner of said 66.000 acre tract, and the southwest corner of said 210.681 acre tract bears South 79°51'18" West a distance of 2379.58 feet;

2. North 10°05'01" West a distance of 954.81 feet along the east line of said 66.000 acre tract to a 1/2 inch iron rod set for the northeast corner of said 66.000 acre tract and the northwest corner hereof, and from which a 1/2 inch iron rod set for a corner of said 66.000 acre tract bears South 79°51'49" West a distance of 894.70 feet and a 1/2 inch iron rod found in the east line of said Abstract No. 1528 and the east line of said 664.6 acre tract, for the northwest corner of said Abstract No. 1128, the southwest corner of the Day Land and Cattle Co. Survey, Abstract No. 1396, a corner of said 1028.158 acre tract, a corner of that certain 1129 acre tract described said Volume 858, Page 86, and the northwest corner of said 210.681 acre tract bears North 60°12'04" West a distance of 1880.28 feet;
3. North 79°51'49" East a distance of 85.84 feet to a 1/2 inch iron rod set;
4. North 74°44'14" East a distance of 2194.80 feet crossing said County Road 312 to a 1/2 inch iron rod set in the east line of said County Road 312, the east line of said 210.681 acre tract, and the west line of said 90.000 acre tract, for the northeast corner hereof, and from which a 2.5 inch pipe fence corner post found in the east line of said County Road 312 for a corner of said 90.000 acre tract and a corner of said 210.681 acre tract bears North 21°03'36" West a distance of 244.68 feet;

THENCE along the east line of said County Road 312, the east line of said 210.681 acre tract, and the west line of said 90.000 acre tract, the following 2 courses:

1. South 21°03'36" East a distance of 105.95 feet to a 2.5 inch pipe fence corner post found;

2. South 47°40'10" East a distance of 444.14 feet to the POINT OF BEGINNING containing 48.781 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: April 7, 2021
Job# 21-4738

