

BEING A 102.916 ACRE TRACT OUT OF THE TYLER TAP R.R. CO. SURVEY NO. 3, ABSTRACT NO. 928, THE DAY LAND AND CATTLE CO. SURVEY, ABSTRACT NO. 1396 IN LLANO COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 1028.158 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT TO WILLIAM F. LEVERETT IN VOLUME 1536, PAGE 661 OF THE OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS, SAID 102.916 TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

BEGINNING at a 1/2" iron pin set with a 5938 property cap along a west line of said 1028.158 acre tract and an east line of the remnant of a called 1129 acre tract described in document to Stribling Limited Partnership, recorded in Volume 858, Page 86 of the Official Public Records of Llano County, Texas, at the southwest corner of a 100.951 acre tract, surveyed this day, out of said 1028.158 acre tract, for the northwest corner hereof, whence a 4" steel pipe fence post at the northwest corner of said 1028.158 acre tract and an interior corner of said Stribling tract bears North 11°02'53" East, a distance of 1549.39';

THENCE North 81°15'54" East, crossing said 1028.158 acre tract along the south line of said 100.951 acre tract and the north line hereof, generally along a fence, at a distance of 707.25', pass a 3" steel pipe fence post, at a distance of 2018.22' pass a 3" steel pipe fence post, at a distance of 2940.98', pass a 3" steel pipe fence post along the occupied west right-of-way line of Llano County Road No. 312 and crossing said County Road, for a total distance of 2993.93' to a 1/2" iron pin set with a 5938 property cap at the southeast corner of said 100.951 acre tract along the west side of the east line of said 1028.158 acre tract, for the northeast corner hereof;

THENCE continuing across said 1028.158 acre tract with the east line hereof along the west side of the east line of said 1028.158 acre tract and east of said County Road the following courses and distances:

- 1) South 15°11'47" East, along the west side of a fence, a distance of 618.66' to a 3" steel pipe fence post along said fence, whence a 1/2" iron pin found along the east line of said 1028.158 acre tract bears, South 24°47'58" East 19.38'
- 2) South 11°47'40" West, leaving said fence, a distance of 831.57' to a 1/2" iron pin found with a 5938 property cap at the northeast corner of a called 106.183 acre tract described in document to Jordan Smerekar, recorded in Volume 1572, Page 2094 of the Official Public Records of Llano County, Texas, for the southeast corner hereof;

THENCE South 81°15'54" West, continuing across said 1028.158 acre tract along the north line of said 106.183 acre tract and the south line hereof, crossing said County Road, at a distance of 45.93', pass 0.5' north of a 3" steel pipe fence post along the occupied west right-of-way line of said County Road and continuing, generally along and north of a fence, at 1401.59', pass 0.5' north of a 3" steel pipe fence post, at a distance of 2614.64', pass 0.5' north of a 3" steel pipe fence post, for a total distance of 3272.40' to a 1/2" iron pin found with a 5938 property cap along a partition fence at the northwest corner of said 106.183 acre tract, for the southwest corner hereof;

THENCE North 10°59'47" East, continuing across said 1028.158 acre tract with the west line hereof, generally along said partition fence, a distance of 774.61' to a 1/2" iron pin found at an interior corner of said 1028.158 acre tract, and a southeast corner of said Stribling remnant tract;

THENCE North 11°02'53" East, along the west line of said 1028.158 acre tract and hereof and the east line of said Stribling remnant tract, generally along a fence, a distance of 706.03', to the **POINT OF BEGINNING**, and containing 102.916 acres, more or less.

BEING A 100.951 ACRE TRACT OUT OF THE TYLER TAP RR. CO. SURVEY NO. 3, ABSTRACT NO. 928, AND THE TEXAS W.G.N.R.R. CO. SURVEY NO. 1, ABSTRACT NO. 805 IN LLANO COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 1028.158 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT TO WILLIAM F. LEVERETT IN VOLUME 1536, PAGE 661 OF THE OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS, SAID 100.951 TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

BEGINNING at a 4" steel pipe fence post at a northwest corner of said 1028.158 acre tract and an interior corner of a remnant of a called 1129 acre tract described in document to Stribling Limited Partnership, recorded in Volume 858, Page 86 of the Official Public Records of Llano County, Texas, for the northwest corner hereof;

THENCE North 78°24'49" East, along the north line of said 1028.158 acre tract and the north line hereof and a south line of said Stribling remnant tract, at a distance of 2716.06' pass 1.87' right of a 3" steel pipe fence post along the occupied west line of Llano County Road No. 312 and crossing said County Road, for a total distance of 2774.53' to a cotton spindle found at the northeast corner of said 1028.158 acre tract and a southeast corner of said Stribling remnant tract along the west line of a called 31.340 acre tract described in document to Lupton Ranching, Ltd, recorded in Volume 1239, Page 850 of the Official Public Records of Llano County, Texas, for the northeast corner hereof;

THENCE South 04°00'01" East, crossing said 1028.158 acre tract, east of said County Road, along the east line hereof west of the east line of said 1028.158 acre tract, a distance of 82.78' to 3" steel pipe fence post;

THENCE continuing across said 1028.158 acre tract, east of said County Road, west of the east line of said 1028.158 acre tract, generally along a fence, the following courses and distances:

- 1) South 11°06'47" East, a distance of 391.69' to a 1/2" iron pin found, whence a 3" steel pipe fence post and angle in said fence bears, South 01°36'58" West, a distance of 13.23';
- 2) South 12°24'58" West, a distance of 688.37' to a 3" steel pipe fence post;
- 3) South 11°42'27" West, a distance of 207.70' to a 3" steel pipe fence post;
- 4) South 04°12'27" West, a distance of 34.68' to a 1/2" iron pin found along the east line of said 1028.158 acre tract and the west line of said 31.340 acre tract;
- 5) South 05°59'50" East, leaving said common boundary, a distance of 15.78' to a 3" steel pipe fence post;
- 6) South 12°51'45" East, a distance of 201.54' to a 3" steel pipe fence post;
- 7) South 15°11'47" East, a distance of 35.15' to a 1/2" iron pin set with a 5938 property cap at the northeast corner of a 102.916 acre tract, surveyed this day out of said 1028.158 acre tract, for the southeast corner hereof;

THENCE South 81°15'54" West, continuing across said 1028.158 acre tract along the north line of said 102.916 acre tract and the south line hereof, crossing said County Road, at a distance of 52.95' pass a 3" steel pipe fence post along the occupied west line of said County Road, at a distance of 975.71', pass a 3" steel pipe fence post, at a distance of 2286.68', pass a 3" steel pipe fence post, for a total distance of 2993.93' to a 1/2" iron pin set at the northwest corner of said 102.916 acre tract along a west line of said 1028.158 acre tract and the east line of said Stribling remnant tract, for the southwest corner hereof;

THENCE North 11°02'53" East, along a west line of said 1028.158 acre tract and hereof and the east line of said Stribling remnant tract, a distance of 1549.39', to the **POINT OF BEGINNING**, and containing 100.951 acres, more or less.

I HEREBY CERTIFY EXCLUSIVELY TO HILL COUNTRY TITLES, INC. AND SMALL OAK ENTERPRISES, LLC THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS PROFESSIONAL SERVICE MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS OF PRACTICE AS ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING. CUPLIN & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT 2017, CUPLIN & ASSOCIATES, INC. © BASIS OF BEARINGS ARE TO TEXAS COORDINATE SYSTEM, CENTRAL ZONE. A PLAT OF SURVEY OF EVEN DATE WAS PREPARED AS IS INTENDED TO ACCOMPANY THE ABOVE DESCRIBED TRACT OF LAND.

 **Dated: 12/18/2017**
Registered Professional Land Surveyor No. 5938

