



LEGAL DESCRIPTION: Being a 2.644 acre easement 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 2.644 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 set in the west line of the Jacob Reagor Survey No. 6, Abstract No. 1182, the east line of said Abstract No. 843, 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, for the northeast corner hereof, and from which a 1 inch iron pipe found in the south line of that certain 30.898 acre tract, Tract Three, described in Instrument No. 21-11992 of said Official Public Records and the north line of said 132.480 acre tract bears North 01°48'44" East a distance of 776.85 feet, and a 1/2 inch iron rod with an aluminum cap marked "Llano Surveying #6102" found in County Road 403, in the west line of said Abstract No. 1182, and the west line of said 30.898 acre tract, 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, and the northeast corner of said 143.98 acre tract bears North 00°09'49" East a distance of 1260.57 feet;

THENCE South 00°12'28" West a distance of 60.66 feet along 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 to a 1/2 inch iron rod set for the southeast corner hereof, and from which 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 Instrument No. 24-01603 of said Official Public Records and the southeast corner of said 143.98 acre tract bears South 00°12'28" West a distance of 1078.78 feet;

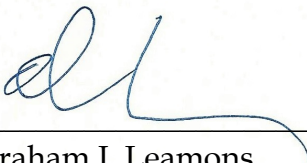
THENCE crossing said 143.98 acre tract, the following 14 courses:

1. South 81°45'12" West a distance of 543.42 feet to a 1/2 inch iron rod set;
2. South 89°51'26" West a distance of 163.01 feet to a 1/2 inch iron rod set;

3. South 73°47'45" West a distance of 198.93 feet to a 1/2 inch iron rod set;
4. North 88°47'09" West a distance of 122.46 feet to a 1/2 inch iron rod set;
5. South 59°48'15" West a distance of 159.34 feet to a 1/2 inch iron rod set;
6. North 84°29'53" West a distance of 519.14 feet to a 1/2 inch iron rod set;
7. Along a non-tangent curve to the right having an arc length of 168.35 feet, a radius of 65.00 feet, and a chord that bears North 72°48'45" West a distance of 125.09 feet to a 1/2 inch iron rod set, 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 and the northwest corner of said 143.98 acre tract bears North 34°56'23" West a distance of 1415.57 feet and 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 and the southwest corner of said 143.98 acre tract bears South 34°05'08" West a distance of 1499.62 feet;
8. Along a compound curve to the right having an arc length of 177.69 feet, a radius of 65.00 feet, and a chord that bears North 79°42'04" East a distance of 127.31 feet to a 1/2 inch iron rod set;
9. South 84°29'53" East a distance of 499.82 feet to a 1/2 inch iron rod set;
10. North 59°48'15" East a distance of 156.89 feet to a 1/2 inch iron rod set;
11. South 88°47'09" East a distance of 130.14 feet to a 1/2 inch iron rod set;
12. North 73°47'45" East a distance of 198.21 feet to a 1/2 inch iron rod set;
13. North 89°51'26" East a distance of 167.22 feet to a 1/2 inch iron rod set;
14. North 81°45'12" East a distance of 548.09 feet to the POINT OF BEGINNING containing 2.644 acres, 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

