



LEGAL DESCRIPTION: Being 59.388 acres of land out of the Ullrich Malsch Survey No. 5, Abstract No. 1789 in Mason County, Texas and being a portion of that certain 248.868 acre tract described in Volume 336, Page 29 of the Official Public Records of Mason County, Texas; Said 59.388 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers Surveying & Engineering LLC in July 2021:

BEGINNING at a punch mark in concrete found in the east line of the Central and M. RR. Co. Survey No. 33, Abstract No. 1326 and the east line of Hickory Grove Road for the northwest corner of the W. Marshall Survey No. 12, Abstract No. 2012, the southwest corner of said Abstract No. 1789, the northwest corner of that certain 171.383 acre tract described in Volume 280, Page 9 of said Official Public Records, the southwest corner of said 248.868 acre tract and the southwest corner hereof and from which a 1/2 inch iron rod found bears North 87°49'08" East a distance of 836.42 feet and a 12 inch granite fence corner post found bears South 57°07'28" East a distance of 0.96 feet;

THENCE along the east line of said Hickory Grove Road and the west line of said 248.868 acre tract, the following 4 courses:

1. North 00°58'17" East a distance of 1207.44 feet to a 6 inch cedar fence corner post found;
2. North 00°32'25" East a distance of 370.99 feet to a 3 inch cedar fence corner post found;
3. North 01°36'10" West a distance of 195.31 feet to a 4 inch cedar fence corner post found;
4. North 02°42'14" West a distance of 198.62 feet crossing that certain 7.375 acre easement tract, surveyed this same day by Searchers Surveying & Engineering LLC being a portion of said 248.868 acre tract and a portion of that certain 264.595 acre tract described in Volume 335, Page 751 of said Official Public Records to a calculated point, for the southwest corner of that certain 64.010 acre tract, surveyed this same day by Searchers Surveying & Engineering LLC being a portion of said 248.868 acre tract, and the northeast corner hereof and from which a 1/2 inch iron rod set at the intersection of the east line of said Hickory Grove Road and the north line of said 7.375 acre easement bears North 02°42'14" West a distance of 30.07 feet and another 1/2 inch iron rod set at the intersection of the east line of said Hickory Grove Road and the south line of said 7.375 acre easement bears South 02°42'14" East a distance of 30.07 feet;

THENCE crossing said 248.868 acre tract and said 7.375 acre easement and the south line of said 64.010 acre tract, the following 8 courses:

1. North  $83^{\circ}30'24''$  East a distance of 193.13 feet to a point and from which a 1/2 inch iron rod set in the north line of said 7.375 acre easement bears North  $05^{\circ}07'35''$  West a distance of 30.01 feet and another 1/2 inch iron rod set in the south line of said 7.375 acre easement bears South  $05^{\circ}07'35''$  East a distance of 30.01 feet;
2. North  $86^{\circ}14'26''$  East a distance of 167.38 feet to a point and from which a 1/2 inch iron rod set in the north line of said 7.375 acre easement bears North  $01^{\circ}38'43''$  West a distance of 30.02 feet and another 1/2 inch iron rod set in the south line of said 7.375 acre easement bears South  $01^{\circ}38'43''$  East a distance of 30.02 feet;
3. South  $89^{\circ}31'52''$  East a distance of 364.86 feet to a point and from which a 1/2 inch iron rod set in the north line of said 7.375 acre easement bears North  $02^{\circ}05'39''$  East distance of 30.01 feet and another 1/2 inch iron rod set in the south line of said 7.375 acre easement bears South  $02^{\circ}05'39''$  West a distance of 30.01 feet;
4. South  $86^{\circ}16'50''$  East a distance of 164.17 feet to a point and from which a 1/2 inch iron rod set in the north line of said 7.375 acre easement bears North  $10^{\circ}34'39''$  East a distance of 30.22 feet and another 1/2 inch iron rod set in the south line of said 7.375 acre easement bears South  $10^{\circ}34'39''$  West a distance of 30.22 feet;
5. South  $72^{\circ}33'52''$  East a distance of 191.68 feet to a point and from which a 1/2 inch iron rod set in the north line of said 7.375 acre easement bears North  $14^{\circ}02'29''$  East a distance of 30.05 feet and another 1/2 inch iron rod set in the south line of said 7.375 acre easement bears South  $14^{\circ}38'21''$  West a distance of 30.04 feet;
6. Along a non-tangent curve turning to the left with an arc length of 80.31 feet, with a radius of 79.97 feet, with a chord that bears North  $72^{\circ}35'19''$  East a distance of 76.98 feet, to a point and from which a 1/2 inch iron rod set in the north line of said 7.375 acre easement bears North  $44^{\circ}28'25''$  West a distance of 30.02 feet;
7. North  $47^{\circ}41'16''$  East a distance of 82.17 feet to a point and from which a 1/2 inch iron rod set in the north line of said 7.375 acre easement bears North  $32^{\circ}36'28''$  West a distance of 30.44 feet;
8. North  $67^{\circ}05'48''$  East a distance of 92.08 feet to a 1/2 inch iron rod set for the southeast corner of said 64.010 acre tract, the southwest corner of that certain 63.948 acre tract surveyed this same day by Searchers Surveying & Engineering LLC being a portion of said 248.868 acre tract, the northwest corner of that certain 61.522 acre tract, surveyed this same day by Searchers Surveying & Engineering LLC being a portion of said 248.868 acre tract and the northeast corner hereof and from which a 1/2 inch iron rod set in the east line of said 64.010 acre tract, the west line of said 63.948 acre tract and the north line of said 7.375 acre easement bears North  $01^{\circ}23'35''$  West a distance of 32.25 feet and another 1/2 inch iron rod set in the west line of said 61.522 acre tract and the south line of said 7.375 acre easement bears South  $01^{\circ}23'35''$  East a distance of 32.25 feet;

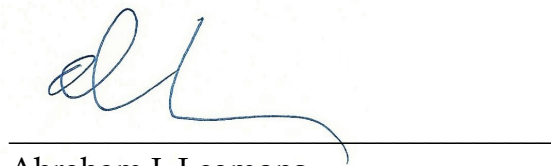
THENCE South  $01^{\circ}23'35''$  East a distance of 2017.44 feet crossing said 248.868 acre tract along the west line of said 61.522 acre tract to a 1/2 inch iron rod set in the north line of

said Abstract No. 2012, the south line of said Abstract No. 1789, the north line of said 171.383 acre tract and the south line of said 248.868 acre tract for the southwest corner of said 61.522 acre tract and the southeast corner hereof and from which a 1/2 inch iron rod set in the north line of said Abstract No. 2012, the south line of said Abstract No. 1789 and the north line of said 171.383 acre tract for the southwest corner of said 264.595 acre tract, the southeast corner of said 61.522 acre tract and the southeast corner of said 248.868 acre tract bears North 88°41'02" East a distance of 1348.04 feet;

THENCE South 88°41'02" West a distance of 1348.04 feet along the north line of said Abstract No. 2012, the south line of said Abstract No. 1789, the north line of said 171.383 acre tract and the south line of said 248.868 acre tract to the POINT OF BEGINNING containing 59.388 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: July 15, 2021  
Job# 21-5208

