



SEARCHERS
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LEGAL DESCRIPTION: Being 61.522 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 61.522 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 1/2 inch iron rod set in the north line of the W. Marshall Survey No. 12, Abstract No. 2012, the south line of said Abstract No. 1789 and the north line of that certain 171.383 acre tract described in Volume 280, Page 9 of said Official Public Records for the southwest corner of that certain 264.595 acre tract described in Volume 335, Page 751 of said Official Public Records, the southwest corner of that certain 66.937 acre tract, surveyed this same day by Searchers Surveying & Engineering LLC being a portion of said 264.595 acre tract, the southeast corner of said 248.868 acre tract and the southeast corner hereof and from which a 2 inch pipe fence corner post found in the south line of said 264.595 acre tract for the southwest corner of the Ullrich Malsch Survey No. 6, Abstract No. 1790, the northwest corner of the T. H. Miller Survey No. 12, Abstract No. 1822, the northeast corner of said Abstract No. 2012, the southeast corner of said Abstract No. 1789, the northwest corner of that certain 514.277 acre tract described in Volume 114, Page 83 of the Deed Records of Mason County, Texas and the northeast corner of said 171.383 acre tract bears North 88°41'02" East a distance of 11.57 feet and a 1/2 inch iron rod found bears South 89°56'06" West a distance of 85.77 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 a 1/2 inch iron rod set for the southeast corner of that certain 59.388 acre tract, surveyed this same day by Searchers Surveying & Engineering LLC being a portion of said 248.868 acre tract and the southwest corner hereof and from which 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 said Abstract No. 2012, the southwest corner of said Abstract No. 1789, the northwest corner of said 171.383 acre tract, the southwest corner of said 248.868 acre tract and the southwest corner of said 59.388 acre tract bears South 88°41'02" West a distance of 1348.04 feet;

THENCE North 01°23'35" West a distance of 2017.44 feet crossing said 248.868 acre tract and 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 said 264.595 acre tract along the east line of said 59.388 acre tract to a 1/2 inch iron rod set for the northeast corner of said 59.388 acre tract, the southeast 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, 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, and the northwest 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°23'35" West a distance of 32.25 feet and another 1/2 inch iron rod set in the east line of said 59.388 acre tract and the south line of said 7.375 acre easement bears South 01°22'37" East a distance of 32.25 feet;

THENCE crossing said 248.868 acre tract and said 7.375 acre easement and the south line of said 63.948 acre tract, the following 7 courses:

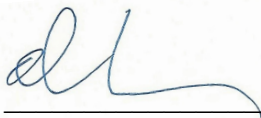
1. North 67°05'48" East a distance of 199.64 feet to a point for the and from which a 1/2 inch iron rod set in the north line of said 7.375 acre easement bears North 19°19'28" West a distance of 30.06 feet and another 1/2 inch iron rod set in the south line of said 7.375 acre easement bears South 18°59'17" East a distance of 30.07 feet;
2. Along a non-tangent turning to the right with an arc length of 96.01 feet, with a radius of 168.33 feet, with a chord that bears South 89°05'59" East a distance of 94.71 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 22°15'33" East a distance of 30.10 feet and another 1/2 inch iron rod set in the south line of said 7.375 acre easement bears South 21°49'26" West a distance of 30.12 feet;
3. South 63°07'03" East a distance of 343.86 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 22°57'24" East a distance of 30.07 feet and another 1/2 inch iron rod set in the south line of said 7.375 acre easement bears South 23°13'08" West a distance of 30.06 feet;
4. Along a non-tangent turning to the left with an arc length of 109.50 feet, with a radius of 218.00 feet, with a chord that bears South 85°04'42" East a distance of 108.35 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°28'33" 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 10°32'54" East a distance of 30.00 feet;
5. North 78°26'17" East a distance of 404.01 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 09°28'29" 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 09°32'11" East a distance of 30.02 feet;
6. Along a non-tangent turning to the left with an arc length of 133.54 feet, with a radius of 501.07 feet, with a chord that bears North 74°54'50" East a distance of 133.15 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 23°08'54" West a distance of 30.00 feet and another 1/2 inch iron rod set in the south line of said 7.375 acre easement bears South 23°09'40" East a distance of 30.00 feet;
7. North 66°24'41" East a distance of 127.30 feet to a 1/2 inch iron rod set in the west line of said 264.595 acre tract and the east line of said 248.868 acre tract for the southeast corner of said 63.948 acre tract, the southwest corner of that certain

64.001 acre tract, surveyed this same day by Searchers Surveying & Engineering LLC being a portion of said 264.595 acre tract, the northwest corner of said 66.937 acre tract and the northeast corner hereof and from which a 1/2 inch iron rod set in the west line of said 264.595 acre tract, the west line of said 64.001 acre tract, the east line of said 248.868 acre tract, the east line of said 63.948 acre tract and the north line of said 7.375 acre easement bears North 01°43'59" West a distance of 32.32 feet and another 1/2 inch iron rod set in the west line of said 264.595 acre tract, the west line of said 66.937 acre tract, the east line of said 248.868 acre tract and the south line of said 7.375 acre easement bears South 01°43'59" East a distance of 32.32 feet;

THENCE South 01°43'59" East a distance of 2064.82 feet crossing said 7.375 acre easement along the west line of said 264.595 acre tract, the west line of said 66.937 acre tract and the east line of said 248.868 acre tract to the POINT OF BEGINNING containing 61.522 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

