



MASON | FREDERICKSBURG

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LEGAL DESCRIPTION: Being 27.850 acres of land out of the Leandro Escamillo Survey No. 16, Abstract No. 193 in Gillespie County, Texas and being a portion of that certain 41.24 acre tract described in Volume 591, Page 826 of the Official Public Records of Gillespie County, Texas; Said 27.850 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers Land Surveying, LLC in September 2018 and March 2019:

BEGINNING at a 1/2 inch iron rod found in the north line of U.S. Highway 290 and the west line of that certain 170 acre tract described in Volume 356, Page 717 of the Real Property Records of Gillespie County, Texas, for the southwest corner of that certain 4.00 acre tract described in Instrument No. 20160252 of said Official Public Records, the southeast corner of said 41.24 acre tract, and the southeast corner hereof, and from which a 2.5 inch pipe fence corner post found bears South 02°58'42" East a distance of 27.62 feet;

THENCE along the north line of said U.S. Highway 290 and the south line of said 41.24 acre tract, the following 2 courses:

1. Along a curve to the right having an arc length of 128.37 feet, a radius of 2824.80 feet, and a chord that bears South 88°41'16" West a distance of 128.36 feet to the remains of TXDOT concrete monument found;
2. South 89°59'23" West a distance of 290.13 feet to a 1/2 inch iron rod set, and from which a 1/2 inch iron rod found in the remains of a TXDOT concrete monument bears South 89°59'23" West a distance of 171.95 feet and a 1/2 inch iron rod set for the southwest corner of said 41.24 acre tract and the southeast corner of that certain 43.8 acre tract described in Instrument No. 20113761 of said Official Public Records bears North 86°19'27" West a distance of 455.06 feet;

THENCE crossing said 41.24 acre tract, the following 3 courses:

1. North 01°04'14" East a distance of 803.39 feet to a 1/2 inch iron rod set;
2. North 02°11'31" West a distance of 484.54 feet to a 1/2 inch iron rod set;

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3. North 90°00'00" West a distance of 371.99 feet to a 1/2 inch iron rod set in the east line of said 43.8 acre tract and the west line of said 41.24 acre tract for a corner hereof, and from which a 1/2 inch iron rod found for a corner of said 43.8 acre tract and a corner of said 41.24 acre tract bears South 01°57'55" West a distance 995.98 feet;

THENCE along the east line of said 43.8 acre tract and the west line of said 41.24 acre tract, the following 3 courses:

1. North 01°57'55" East a distance of 895.07 feet to a 1/2 inch iron rod found;
2. North 50°50'11" East a distance of 168.07 feet to a 1/2 inch iron rod found;
3. North 00°47'05" West, at a distance of 228.31 feet pass a 2.5 inch pipe fence corner post found, continue in all a total distance of 456.42 feet to a point in the southwest line of the Pedernales River and the northeast line of said Abstract No. 193, for the northeast corner of said 43.8 acre tract, the northwest corner of said 41.24 acre tract, and the northwest corner hereof;

THENCE along the southwest line of said Pedernales River and the northeast line of said Abstract No. 193, the following 12 courses:

1. South 52°01'33" East a distance of 20.11 feet to a point;
2. South 22°10'32" East a distance of 35.43 feet to a point;
3. South 03°39'34" West a distance of 67.87 feet to a point;
4. South 14°35'36" East a distance of 57.14 feet to a point;
5. South 25°03'51" East a distance of 164.79 feet to a point;
6. South 33°22'04" East a distance of 66.99 feet to a point;
7. South 47°10'43" East a distance of 304.55 feet to a point;
8. South 36°25'39" East a distance of 94.22 feet to a point;
9. South 05°55'44" East a distance of 30.44 feet to a point;
10. South 52°16'49" East a distance of 82.40 feet to a point;
11. South 35°29'17" East a distance of 131.42 feet to a point;
12. South 50°43'38" East a distance of 39.37 feet to a point for the northwest corner of said 170 acre tract, the northeast corner of said 41.24 acre tract, and the northeast corner hereof;

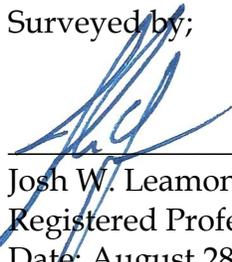
THENCE along the west line of said 170 acre tract and the east line of said 41.24 acre tract, the following 2 courses:

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1. South $01^{\circ}12'51''$ East, at a distance of 64.31 feet pass an 8 inch pine fence corner post found, continuing in all for a total distance of 1086.58 feet to a 1/2 inch iron rod marked "RPLS 5646" found for the northwest corner of said 4.00 acre tract;
2. South $01^{\circ}09'09''$ East a distance of 786.48 feet along the west line of said 4.00 acre tract to the POINT OF BEGINNING containing 27.850 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;



Josh W. Leamons
Registered Professional Land Surveyor #6276
Date: August 28, 2019
Job# 18-2782

