

STATE OF TEXAS,                   \*  
COUNTY OF GILLESPIE.        \*

Field notes and accompanying map of a survey of 89.35 acres of land made at the request of THE CZAR GROUP, LLC. Said land is situated in Mills County, Texas, situated in the Francisco Vegereal Survey No. 60, Abstract No. 696, out Lot No. 3 and Lot No.6 of The Subdivision Of The Francisco Vegereal Survey, according to the plat or map of said subdivision found of record in Volume 3, Page 640 of the Deed Records of Mills County, Texas, and furthermore being out of the First and Second Tract(s) of land described in Deed to Robert L. Edmundson from the Veterans' Land Board found of record in Volume 104, Page 350 of the Deed Records of Mills County, Texas.

Said 89.35 acre tract of land being comprised of the following surveyed tracts of land:

First Tract: 66.88 acre tract of land, described in Volume 209, Page 788 of the Deed Records of Mills County, Texas, furthermore being entirely out of Lot No. 6 of said Subdivision of the Francisco Vegereal Survey;

Second Tract: 19.59 acre tract of land, described in Volume 191, Page 286 of the Deed Records of Mills County, Texas, furthermore being a part Lot No. 6 and Lot No.3 of said Subdivision of the Francisco Vegereal Survey;

Third Tract: 2.88 acre tract of land, described in Volume 169, Page 314 of the Deed Records of Mills County, Texas, furthermore being entirely out of Lot No.3 of said Subdivision of the Francisco Vegereal Survey;

Said tracts of land totaling 89.35 acres is now reported by contiguous acreage described by metes and bounds as follows, to wit:

**BEGINNING** at a pipe corner post in the as-fenced East line of County Road 418 for the S.W. corner of a 86.17 acre tract of land described in a conveyance to Kenny J. Morrissey, et ux., found of record in Instrument No. 1404715 of the Official Public Records of Mills County, Texas, for the N.W. corner of this tract of land, from which a rebar set (capped: RPLS 6454) at the base of an old cedar post bears for reference: S. 87 deg. 28 min. 45 sec. W. at 2.76 feet, and a 1/2-inch rebar found at the base of a cedar corner post, the N.W. corner of said 86.17 acre tract, bears for reference: N. 01 deg. 18 min. 39 sec. W., 1325.76 feet;

THENCE, in an easterly direction with the South line of said 86.17 acre tract and the North line hereof, along the general meanders of and mostly North of a fence, **N. 87 deg. 28 deg. 45 min. E.** (GPS Bearing Basis), at 2683 feet passing the gravel bed of Bull Creek, at 2912.03 feet pass an old cedar corner post, in all **2913.33 feet** to a rebar set (capped: RPLS 6454) at a high-game fence for the N.W. corner hereof, from which a 3-inch dia. pipe corner post found for the N.E. corner of said 86.17 acre Morrissey tract, the as-fenced N.E. corner of Lot (Block) No.7 of said Subdivision of the Francisco Vegereal Survey, bears for reference: N. 01 deg. 51 min. 38 sec. W., 1257.82 feet;

THENCE, in a southerly direction with the assumed East line of said Subdivision of the Francisco Vegereal Survey (patent/survey line), the West line of the M. Kenny Survey, Abstract No. 410 and West line a called 699.99 acre tract of land described in a conveyance to the Hamm Family Trust, found of record in Instrument No. 2113882, said Official Public Records, the following calls along said Patent/Survey line on a continuous bearing:

**S. 01 deg. 51 min. 38 sec. E., 1154.35 feet** the S.E. corner of said First Tract in the east bank of Bull Creek, from which a rebar set (capped: RPLS 6454) under high-game fence bears for reference: S. 86 deg. 29 min. 43 sec. E., 20.84 feet;

**S. 01 deg. 51 min. 38 sec. E., 458.64 feet** the S.E. corner of said Second Tract in side of a north slope of rocky hill under high-game fence, from which a post oak tree with nail and washer (stamped: RPLS 6454) bears for reference: N. 55 deg. 10 sec. 37 min. E., 4 feet;

**S. 01 deg. 51 min. 38 sec. E.,** at 233.56 passing a pipe corner post for said high-game fence, the as-fenced S.W. corner of said 699.99 acre Hamm Family Trust tract of land, same being the occupied N.W. corner of a 400 acre tract of land described in Deed found of record in Volume 197, Page 468 of the Deed Records of Mills County, Texas, continuing in all **342.81 feet** to a rebar set (capped: RPLS 6454) south an old barbed-wire fence for the S.E. corner of said Third Tract, the E.N.E. corner of 327.46 acre tract of land described in a conveyance to Sibyl Millsaps found of record in Volume 323, Page 713, Real Property Records of Mills County, Texas, the S.S.E. corner hereof, from which a rebar found at a creosote corner post bears for reference: S. 71 deg. 50 min. 01 sec. E., 11.73 feet;

THENCE, along the general meanders of a barbed-wire fence, the North line of said 327.46 acre Millsaps tract for the South line of this tract of land, the following:

**N. 57 deg. 46 min. 56 sec. W.,** at 805 feet passing the gravel bed of Bull Creek, in all **884.26 feet** to a 1/2-inch rebar found at a creosote corner post for a point of deflection in said as-fenced line;

**N. 80 deg. 05 min. 11 sec. W., 2258.73 feet** to a pipe corner post with washer (stamped: RPLS 6454) intersecting the as-fenced East line of County Road 418 for the S.W. corner hereof, from which a 6-inch dia. gate post found in the West line of said 327.46 acre Millsaps tracts, bears for reference: S. 07 deg. 51 mi. 38 sec. W., 414.96 feet;

THENCE, along the general meanders of the as-fenced East line of County Road 418, the West line of this tract of land, the following:

**N. 03 deg. 34 min. 42 sec. E., 452.23 feet** to a pipe corner post on the north side of a gated entrance into the surveyed tract of land, a deflection point in the West line hereof;

**N. 03 deg. 14 min. 15 sec. W., 515.80 feet** to the **PLACE OF BEGINNING**, containing **89.35 acres of land**, as noted on the accompanying map of a survey of even date surveyed on the ground November 5, 2021 by Waymaker Field Services, LLC., under the supervision of Cody J. Musick, RPLS No. 6454.

*All set corners described herein are 1/2 inch steel bars marked with caps marked "RPLS 6454", unless noted otherwise.*

  
**Cody J. Musick,**  
**Reg. Prof. Land Surveyor No. 6454**

