

BEING 85.5 ACRES OF LAND SITUATED IN THE M. RIVERA SURVEY NO. 27, ABSTRACT NO. 575, GILLESPIE COUNTY, TEXAS, BEING A PORTION OF A CALLED 91.2 ACRES DESCRIBED IN DEED RECORDED IN VOLUME 336, PAGE 753, DEED RECORDS, GILLESPIE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF A 5.799 ACRE PORTION OF SAID 91.2 ACRES, AT THE SOUTHEAST CORNER OF A CALLED 6.0 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 57, PAGE 647, DEED RECORDS, GILLESPIE COUNTY, TEXAS, AND FOR A SOUTHWEST ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EAST LINE OF SAID 6.0 ACRE TRACT, N 08°09'37" W, A DISTANCE OF 906.56 FEET TO A 1 INCH IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID 6.0 ACRE TRACT, AND FOR A SOUTHWEST ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTH LINE OF SAID 6.0 ACRE TRACT, S 89°29'22" W, A DISTANCE OF 241.23 FEET TO A 1/2 INCH IRON ROD FOUND IN THE EAST LINE OF A CALLED 11.75 ACRE TRACT DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 20092905, DEED RECORDS, GILLESPIE COUNTY, TEXAS, AT THE NORTHWEST CORNER OF SAID 6.0 ACRE TRACT, AND FOR A SOUTHWEST ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EAST LINE AND THE NORTH LINE OF SAID 11.75 ACRE TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N 00°29'52" W, A DISTANCE OF 86.69 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 11.75 ACRE TRACT AND FOR A SOUTHWEST ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;
2. S 89°30'47" W, A DISTANCE OF 420.14 FEET TO A FENCE POST FOUND IN THE EAST LINE OF A CALLED 15.51 ACRE TRACT DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 20200079, DEED RECORDS, GILLESPIE COUNTY, TEXAS, AT THE NORTHWEST CORNER OF SAID 11.75 ACRE TRACT, AND FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EAST LINE OF SAID 15.51 ACRE TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N 00°28'42" E, A DISTANCE OF 279.33 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "ATWELL" SET FOR A WEST ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;
2. N 00°19'01" W, A DISTANCE OF 437.18 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "ATWELL" SET AT A EAST CORNER OF A CALLED 42.02 ACRE TRACT DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 20161329, DEED RECORDS, GILLESPIE COUNTY, TEXAS, AND FOR A WEST ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EAST LINE OF SAID 42.02 ACRE TRACT, N 01°11'51" W, A DISTANCE OF 503.13 FEET TO A FENCE POST FOUND AT THE NORTHEAST CORNER OF SAID 42.02, AT THE SOUTHWEST CORNER OF A CALLED 5.3 ACRE TRACT DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 20145180, DEED RECORDS, GILLESPIE COUNTY, TEXAS, AND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTH LINE OF SAID 5.3 ACRE TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N 86°04'23" E, A DISTANCE OF 20.30 FEET TO A FENCE POST FOUND FOR A NORTH ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;
2. N 76°37'41" E, A DISTANCE OF 1407.08 FEET TO A FENCE POST FOUND IN THE SOUTH LINE OF A CALLED 17.38 ACRE TRACT DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 20155630, DEED RECORDS, GILLESPIE COUNTY, TEXAS, AND FOR A NORTH ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTH LINE OF SAID 17.38 ACRE TRACT, S 89°50'53" E, A DISTANCE OF 226.37 FEET TO A CALCULATED POINT FOUND AT THE NORTHWEST CORNER OF A CALLED 12.9 ACRE TRACT DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 20150421, DEED RECORDS, GILLESPIE COUNTY, TEXAS, AND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE WEST LINE OF SAID 12.9 ACRE TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S 06°42'48" E, A DISTANCE OF 336.46 FEET TO A CALCULATED POINT FOUND FOR A EAST ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;
2. S 17°17'49" E, A DISTANCE OF 322.17 FEET TO A CALCULATED POINT FOUND AT THE NORTHWEST CORNER OF A CALLED 59.5 ACRE TRACT DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 20206375, DEED RECORDS, GILLESPIE COUNTY, TEXAS, AND FOR A EAST ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EAST LINE OF SAID 59.5 ACRE TRACT THE FOLLOWING NINE (9) COURSES AND DISTANCES:

1. S 29°17'40" E, A DISTANCE OF 117.15 FEET TO A CALCULATED POINT FOUND FOR A EAST ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;
2. S 25°09'28" E, A DISTANCE OF 174.90 FEET TO A CALCULATED POINT FOUND FOR A EAST ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;
3. S 13°08'54" E, A DISTANCE OF 112.55 FEET TO A CALCULATED POINT FOUND FOR A EAST ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;
4. S 02°00'07" E, A DISTANCE OF 312.03 FEET TO A CALCULATED POINT FOUND FOR A EAST ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;
5. S 02°23'16" W, A DISTANCE OF 229.16 FEET TO A CALCULATED POINT FOUND FOR A EAST ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;
6. S 02°34'54" E, A DISTANCE OF 341.65 FEET TO A CALCULATED POINT FOUND FOR A EAST ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;
7. S 06°47'19" E, A DISTANCE OF 353.58 FEET TO A CALCULATED POINT FOUND FOR A EAST ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;
8. S 04°43'44" E, A DISTANCE OF 307.19 FEET TO A CALCULATED POINT FOUND FOR A EAST ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;
9. S 11°56'07" W, A DISTANCE OF 52.00 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "ATWELL" SET IN THE NORTH LINE OF F.M. 1631 (60 FOOT WIDTH RIGHT-OF-

WAY), AT THE SOUTHWEST CORNER OF SAID 59.5 ACRE TRACT, AND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID F.M. 1631, S 63°14'01" W, A DISTANCE OF 221.53 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF A CALLED 5.04 ACRE TRACT DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 20181566, DEED RECORDS, GILLESPIE COUNTY, TEXAS, AND FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

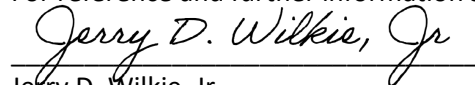
THENCE, WITH THE EAST AND NORTH LINES OF SAID 5.04 ACRE TRACT THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. N 15°09'01" W, A DISTANCE OF 94.74 FEET TO A 1/2 INCH IRON ROD FOUND FOR A SOUTHWEST ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;
2. N 82°40'08" E, A DISTANCE OF 77.43 FEET TO A 1/2 INCH IRON ROD FOUND FOR A SOUTHWEST ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;
3. N 07°05'31" E, A DISTANCE OF 118.83 FEET TO A 1/2 INCH IRON ROD FOUND FOR A SOUTHWEST ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;
4. N 06°10'28" W, A DISTANCE OF 186.98 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 5.04 ACRE TRACT, AND FOR A SOUTHWEST ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;
5. S 82°10'40" W, A DISTANCE OF 909.69 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 5.04 ACRE TRACT, AT THE NORTHEAST CORNER OF SAID 5.799 ACRE PORTION OF SAID 91.2 ACRES, AND FOR A SOUTHWEST ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTH LINE OF SAID 5.799 ACRE PORTION OF SAID 91.2 ACRES, N 87°24'12" W, A DISTANCE OF 132.21 FEET TO THE POINT OF BEGINNING, CONTAINING 85.5 ACRES, MORE OR LESS, IN GILLESPIE COUNTY, TEXAS.

These field notes were prepared from an on the ground survey.

For reference and further information see survey plat revised this same date June 28, 2022.



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