



SEARCHERS
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LEGAL DESCRIPTION: Being 95.713 acres of land, approximately 37.382 acres out of the Christian Gaertner Survey No. 144, Abstract No. 354 and approximately 58.331 acres out of the Christian Gaertner Survey No. 145, Abstract No. 353 in Mason County, Texas and being a portion of that certain 200.638 acre tract described in Volume 251, Page 229 of the Real Property Records of Mason County, Texas; Said 95.713 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers Surveying & Engineering LLC in August 2022:

BEGINNING at a 1/2 inch iron rod found in the north line of the Christian Gaertner Survey No. 147, Abstract No. 352 and the south line of said Abstract No. 354 for a corner of that certain 450 acre tract described in Volume 308, Page 113 of said Official Public Records, the southwest corner of said 200.638 acre tract and the southwest corner hereof;

THENCE North 00°24'31" East a distance of 2463.23 feet along the east line of said 450 acre tract and the west line of said 200.638 acre tract to a 1/2 inch iron rod found in the south line of that certain 5.9 acre tract described in Volume 30, Page 4 of the Deed Records of Mason County, Texas for a corner of said 450 acre tract and the northwest corner hereof;

THENCE along the north line of said 200.638 acre tract and the south line of said 5.9 acre tract, the following 2 courses:

1. South 74°40'39" East a distance of 580.58 feet to a 120D nail found;
2. North 89°28'54" East, at a distance of 763.75 feet pass a 1/2 inch iron rod set, continuing in all for a total distance of 787.96 feet to a calculated point in the centerline of Art Hedwigs Hill Road for the northwest corner of that certain 105.061 acre tract surveyed this same day by Searchers Surveying & Engineering LLC being a portion of said 200.638 acre tract, and the northeast corner hereof, and from which a 1/2 inch iron rod set for the southeast corner of said 5.9 acre tract, a corner of said 200.638 acre tract and a corner of said 105.061 acre tract bears North 89°28'54" East a distance of 356.41 feet;

THENCE crossing said 200.638 acre tract along the centerline of said Art Hedwigs Hill Road and the west line of said 105.061 acre tract, the following 15 courses:

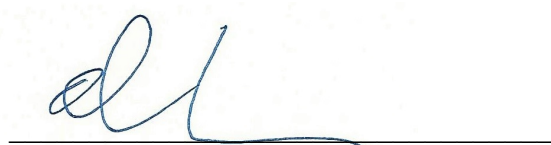
1. South 34°14'20" East a distance of 39.07 feet to a point;
2. South 32°01'57" East a distance of 100.55 feet to a point;
3. South 28°44'10" East a distance of 101.54 feet to a point;
4. South 27°41'18" East a distance of 101.28 feet to a point;
5. South 28°02'59" East a distance of 101.49 feet to a point;
6. South 28°29'24" East a distance of 101.41 feet to a point;

7. South 22°16'30" East a distance of 100.46 feet to a point;
8. South 10°32'28" East a distance of 101.29 feet to a point;
9. South 10°18'42" East a distance of 302.59 feet to a point;
10. South 11°37'02" East a distance of 302.84 feet to a point;
11. South 12°20'34" East a distance of 318.88 feet to a point;
12. South 19°13'08" East a distance of 101.16 feet to a point;
13. South 20°47'21" East a distance of 403.26 feet to a point;
14. South 20°47'06" East a distance of 166.43 feet to a point;
15. South 20°40'43" East a distance of 135.15 feet to a calculated point in the north line of the Christian Gaertner Survey No. 146, Abstract No. 355, the north line of said 450 acre tract, the south line of said Abstract No. 353 and the south line of said 200.638 acre tract for the southwest corner of said 105.061 acre tract, the northwest corner of that certain 28.740 acre tract described in Volume 318, Page 131 of said Official Public Records and the southeast corner hereof, and from which a 1/2 inch iron rod set bears North 89°42'22" West a distance of 28.08 feet and a 1/2 inch iron rod set in the west line of the German Emigration Company Survey No. 436, Abstract No. 321, the west line of that certain 160 acre tract, Tract Two, described in Volume 259, Page 559 of said Real Property Records for the northeast corner of said Abstract No. 355, the northeast corner of said 28.740 acre tract, the southeast corner of said Abstract No. 353, the southeast corner of said 200.638 acre tract and the southeast corner of said 105.061 acre tract bears North 89°42'22" West a distance of 1323.56 feet;

THENCE North 89°42'22" West a distance of 2155.89 feet along the north line of said Abstract No. 355, the north line of said Abstract No. 352, the north line of said 450 acre tract, the south line of said Abstract No. 353, the south line of said Abstract No. 354 and the south line of said 200.638 acre tract to the POINT OF BEGINNING containing 95.713 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: August 12, 2022
Job# 22-6111

