



**SEARCHERS**  
SURVEYING & ENGINEERING LLC  
MASON | FREDERICKSBURG

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LEGAL DESCRIPTION: Being 600.00 acres of land, approximately 0.61 acres out of the W.C. Blair Survey No. 796, Abstract No. 26, approximately 183.22 acres out of the Ann Eggleston Survey No. 795, Abstract No. 206, and approximately 416.17 acres out of the Ann Eggleston Survey No. 802, Abstract No. 207 in Mills County, Texas and being all of that certain 600.00 acre tract described in Instrument No. 2215326 of the Real Records of Mills County, Texas; Said 600.00 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers Surveying & Engineering LLC in July 2022:

BEGINNING at an 8 inch pine fence corner post found in the south line of said Abstract No. 207, the north line of the T. Wilson Survey No. 263, Abstract No. 713, and the north line of that certain 426 2/3 acre tract described in Volume 269, Page 2 of said Real Records for a corner of County Road 550, and the southeast corner hereof;

THENCE South 88°18'04" West, along the south line of said Abstract No. 207, the north line of said Abstract No. 713, and the north line of said 426 2/3 acre tract, at a distance of 7335.92 feet pass a railroad tie fence corner post found, continuing in all for a total distance of 7569.15 feet to a calculated point in the east line of Pecan Bayou for the northwest corner of said Abstract No. 713, the southwest corner of said Abstract No. 207, the northwest corner of said 426 2/3 acre tract, and the southwest corner hereof;

THENCE along the west line of said Abstract No. 207, and the east line of said Pecan Bayou, the following 6 courses:

1. North 11°20'00" West a distance of 67.71 feet to a point;
2. North 39°17'44" West a distance of 189.19 feet to a point;
3. North 75°50'57" West a distance of 194.16 feet to a point;
4. North 51°14'18" West a distance of 243.37 feet to a point;
5. North 40°01'48" West a distance of 186.35 feet to a point;
6. North 15°38'06" West a distance of 247.38 feet to a point for the southwest corner of that certain 599.72 acre tract described in Instrument No. 2214638 of said Official Public Records, and the west corner hereof;

THENCE along the south line of said 599.72 acre tract, the following 2 courses:

1. North 30°27'42" East, at a distance of 38.95 feet pass a 1/2 inch iron rod found with cap marked "SEARCHERS RPLS 6275", continuing in all for a total distance of 2392.22 feet to a 1/2 inch iron rod found with cap marked "SEARCHERS RPLS 6275";
2. North 78°53'03" East a distance of 7138.40 feet to a 1/2 inch iron rod found with cap marked "SEARCHERS RPLS 6275" in the west line of said County Road 550, for the southeast corner of said 599.72 acre tract and the northeast corner hereof,

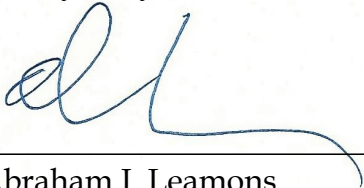
and from which a 2.5 inch pipe fence corner post found in the west line of said County Road 550 for a corner of said 599.72 acre tract bears North 01°48'49" West a distance of 364.96 feet;

THENCE along the west line of said County Road 550, the following 2 courses:

1. South 01°48'49" East a distance of 1883.73 feet to a 3 inch pipe fence corner post found;
2. South 00°21'36" West a distance of 2124.65 feet to the POINT OF BEGINNING containing 600.00 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 29, 2022  
Job# 22-6036

