

STATE OF TEXAS, *
COUNTY OF GILLESPIE. *

Field notes and accompanying map of a survey of 160.0 acres of land, made at the request of Durant Frantzen. Said 160.0 acre tract being a part of the Pedro Cabrera Survey No. 29, Abstract No. 106, and the Pedro Zimenes Survey No. 31, Abstract No. 748, Gillespie County, Texas, being a part of that "called" 250.18 acres of land described in a Warranty Deed to the Henry J. Limited Partnership, by Henry J. Frantzen, dated January 23, 2017, found of record in Instrument No. 20170322 of the Official Public Records of Gillespie County, Texas, and furthermore being out of the southern portion of that "called" 204.68 acre tract of land described in a Warranty Deed to Henry J. Frantzen, by Henry J. Frantzen, Trustee, under the Henry J. Frantzen Living Trust, dated January 23, 2017, found of record in Instrument No. 20170321 of the Official Public Records of Gillespie County, Texas;

Said 160.0 acre tract of land furthermore described by metes and bounds as follows, to wit:

BEGINNING in said Pedro Cabrera Survey No. 29 at a pipe corner post in the west line of Fredericksburg-Cain City (county) Road (nominally 50 foot wide, as fenced), found of record in Volume 3, Page 301 of the Road Minutes of Gillespie County, Texas, for the N.E. corner of Lot No.1 of said Oakview Subdivision found of record in Volume 2, Page 175 of the Plat Records of Gillespie County, Texas, for the S.E. corner of said 204.68 acre tract, for the S.E. corner hereof, from which a rebar found (bent), bears for reference: S. 17 deg. E., 1.0 feet;

THENCE departing said county road in a westerly direction, along the general meanders of a fence, with the north line of said Oakview Subdivision, the south line of said 204.68 acre tract, the south line hereof, **S. 89 deg. 07 min. 00 sec. W.**, passing the approximate patent survey line for the said Pedro Cabrera Survey and said Pedro Zimenes Survey, **2077.02 feet** to an unmarked point for the N.W. corner of Lot 10 of said Oakview Subdivision, for the N.E. corner of a Lot 54 of Oakview Subdivision, Phase II, found of record in Volume 3, Page 60 of said Plat Records, for the S.E. corner of a called 75.0 acre tract of land described in a conveyance to Lester C. Frantzen, found of record in Volume 166, Page 486 of said Official Public Records, for the S.W. corner of the said 204.68 acre tract, the S.W. corner hereof, from which a pipe corner post for the occupied S.E. corner of said 75.0 acre tract, bears for reference: N. 0 deg. 52 min. 33 sec. W., 1.5 feet and a bar found from said point, bears for reference: N. 27 deg. 27 min. 10 sec. W., 0.88 feet;

THENCE along the general meanders of a fence, with the east line of said 75.0 acre tract and the east line of a called 80.3 acre tract of land described in the same said conveyance to said Lester C. Frantzen, with the west line of said 204.68 acre tract, the west line hereof, **N. 0 deg. 52 min. 33 sec. W.**, at 1721 feet (more or less) passing the as-located (approximate) centerline of a natural gas pipeline, in the easement of a 50 foot-wide permanent easement and right-of-way line for said natural gas pipeline in favor of Permian Highway Pipeline, LLC., found of record in Instrument No. 20240513 of said Official Public Records, **continuing in all 2652.33 feet** to a 1/2-inch rebar set for the N.W. corner hereof;

THENCE with the north line hereof, over and across said 204.68 acre tract, **EAST**, passing the approximate patent survey line for the said Pedro Cabrera Survey and said Pedro Zimenes Survey, **3050.93 feet** to a 1/2-inch rebar set in the west line of said Fredericksburg-Cain City (county) Road, in the east line of said 204.68 acre tract, for the N.E. corner hereof;

THENCE along the general meanders of a fence, with the west line of said Fredericksburg-Cain City (county) Road, the east line of said 204.68 acre tract, the east line hereof, as follows:

S. 0 deg. 05 min. 15 sec. E. (GPS Bearing Basis), 1099.14 feet to a 1/2-inch rebar previously set in the east high-bank of the road ditch embankment, from which an occupational pipe corner post, bears for reference: N. 67 deg. W., 5.0 feet;

S. 31 deg. 14 min. 43 sec. W., 139.90 feet to a 1/2-inch rebar previously set at the remains of a cut-off pine post in the east high-bank of the road ditch embankment, from which an occupational pipe corner post, bears for reference: S. 58 deg. W., 3.5 feet;

S. 57 deg. 24 min. 58 sec. W., at 338 feet (more or less) passing the as-located (approximate) centerline of said natural gas pipeline, **continuing in all 673.95 feet** to a 1/2-inch rebar previously set;

S. 47 deg. 51 min. 57 sec. W., 105.27 feet to a 1/2-rebar previously set;

S. 35 deg. 40 min. 22 sec. W., 107.96 feet to a 1/2-rebar previously set;

S. 17 deg. 45 min. 38 sec. W., 80.88 feet to a 1/2-rebar previously set;

S. 09 deg. 08 min. 17 sec. W., 813.28 feet to the **PLACE OF BEGINNING**, containing **160.0 acres of land**, as noted on the accompanying map of a survey of even date surveyed on the ground May 3, 2024, by Waymaker Field Services, LLC., under the supervision of Cody J. Musick, RPLS No. 6454. Said map or sketch is made a part hereof.

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


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

