

MONUMENT SET UTILITY POLE/RISER M MANHOLE -X LIGHTPOST

TELEPHONE/CABLE PEDESTAL THE FLAG POLE SIGN PROPANE TANK

BURIED OIL/GAS PIPELINE - UNDERGROUND UTILITY LINE RAILROAD TRACK

WOOD FNC. COR. FND.

WATER METER WATER WELL WATER VALVE → DRAINAGE STRUCTURE SEWER VALVE X CARVED "X" IN CONCRETE B.C.D.R. — BLANCO COUNTY DEED RECORDS B.C.O.P.R. — BLANCO COUNTY OFFICIAL PUBLIC RECORDS

PAGE 1 OF 1 (BRG.-DIST.) RECORD CALL

702 RIO GRANDE, #301 - AUSTIN, TEXAS 78701 512-965-2878

MARK R. WATS

TRACT 1 LEGAL DESCRIPTION: BEING 64.673 ACRES OF LAND OUT OF E. CHAMPION SURVEY NO. 159, ABSTRACT NO. 99 AND THE G. BORDEN SURVEY NO. 156, ABSTRACT NO. 30 IN BLANCO COUNTY, TEXAS AND BEING THAT CERTAIN 64.65 ACRE TRACT DESCRIBED DOC. #180134 OF THE OFFICIAL PUBLIC RECORDS OF SAID BLANCO COUNTY, TEXAS; SAID 64.673 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC IN JULY BEGINNING AT A CALCULATED POINT IN THE SOUTH LINE OF F. M. HIGHWAY NO. 3347 FOR THE NORTHWEST CORNER OF THAT CERTAIN 60 FOOT WIDE ACCESS

THENCE ALONG THE WEST LINE OF SAID 60 FOOT WIDE ACCESS EASEMENT, THE FOLLOWING COURSES:

1. SOUTH 08°38'44" WEST A DISTANCE OF 214.76 FEET TO A ½" IRON ROD FOUND;

SOUTH 02°21'32" WEST A DISTANCE OF 1035.07 FEET TO A 1/2" IRON ROD FOUND; SOUTH 03°50'47" EAST A DISTANCE OF 563.65 FEET TO A 1/2" IRON ROD WITH CAP SET;

SOUTH 21°34'13" EAST A DISTANCE OF 1012.48 FEET TO A 1/2" IRON ROD WITH CAP SET IN THE NORTH LINE OF THAT CERTAIN 2.660 ACRE TRACT DESCRIBED IN VOLUME 465, PAGE 836 OF SAID OFFICIAL PUBLIC RECORDS FOR THE SOUTHEAST CORNER HEREOF;

EASEMENT DESCRIBED IN VOLUME 472, PAGE 565 OF SAID OFFICIAL PUBLIC RECORDS AND THE NORTHEAST CORNER HEREOF AND FROM WHICH A 1/2" IRON ROD FOUND BEARS SOUTH 08°38'44" WEST A DISTANCE OF 0.93 FEET AND A CONCRETE HIGHWAY MONUMENT FOUND BEARS NORTH 80°04'34" EAST A DISTANCE OF 1723.36 FEET;

THENCE ALONG THE NORTH LINE OF SAID 2.660 ACRE TRACT, THE FOLLOWING COURSES:

1. SOUTH 72°33'07" WEST A DISTANCE OF 1477.19 FEET TO A PIPE FENCE CORNER POST FOUND;

2. SOUTH 82°05'11" WEST A DISTANCE OF 445.34 FEET TO A PIPE FENCE CORNER POST FOUND IN THE EAST LINE OF THAT CERTAIN 56.31 ACRE TRACT DESCRIBED AS THE CENTRAL TRACT IN DOC. #241004 OF SAID OFFICIAL PUBLIC RECORDS FOR THE NORTHWEST CORNER OF SAID 2.660 ACRE TRACT AND THE SOUTHWEST CORNER HEREOF;

THENCE NORTH 02°02'54" WEST A DISTANCE OF 312.01 FEET ALONG THE EAST LINE OF SAID CENTRAL TRACT TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID CENTRAL TRACT AND THE SOUTHEAST CORNER OF THAT CERTAIN 56.31 ACRE TRACT DESCRIBED AS THE NORTHEAST TRACT IN DOC. #241004 OF SAID OFFICIAL

THENCE ALONG THE EAST LINE OF SAID NORTHEAST TRACT, THE FOLLOWING COURSES:

1. NORTH 02°50'10" WEST A DISTANCE OF 15.60 FEET TO A 1/2" IRON ROD FOUND;

NORTH 02°04'19" WEST A DISTANCE OF 1146.06 FEET TO A 1/2" IRON ROD FOUND; NORTH 01°56'11" WEST A DISTANCE OF 49.81 FEET TO A PIPE FENCE CORNER POST FOUND IN THE SOUTH LINE OF THAT CERTAIN 554 ACRE TRACT DESCRIBED IN VOLUME 511, PAGE 90 OF SAID OFFICIAL PUBLIC RECORDS FOR THE NORTHEAST CORNER OF SAID NORTHEAST TRACT AND THE MOST WESTERLY NORTHWEST CORNER

THENCE NORTH 87°14'42" EAST A DISTANCE OF 729.75 FEET ALONG THE SOUTH LINE OF SAID 554 ACRE TRACT AND THE SOUTH LINE OF THAT CERTAIN 18.26 ACRE TRACT DESCRIBED IN DOC. #230524 OF SAID OFFICIAL PUBLIC RECORDS TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 18.26 ACRE TRACT AND THE SOUTHWEST CORNER OF THAT CERTAIN 18.26 ACRE TRACT DESCRIBED IN DOC. #231619 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG THE SOUTH AND EAST LINES OF SAID 18.26 ACRE TRACT, THE FOLLOWING COURSES:

1. NORTH 87°17'56" EAST A DISTANCE OF 456.09 FEET TO A PIPE FENCE CORNER POST FOUND;

2. NORTH 01°12'49" EAST A DISTANCE OF 1615.62 FEET TO A CALCULATED POINT IN THE SOUTH LINE OF SAID HIGHWAY FOR THE NORTHEAST CORNER OF SAID 18.26 ACRE TRACT AND THE MOST NORTHWESTERLY NORTHWEST CORNER HEREOF AND FROM WHICH A PIPE FENCE CORNER POST FOUND BEARS SOUTH 01°12'49" WEST A DISTANCE OF 1.90 FEET AND A CONCRETE HIGHWAY MONUMENT FOUND BEARS SOUTH 82°51'14" WEST A DISTANCE OF 332.31 FEET

THENCE ALONG THE SOUTH LINE OF SAID HIGHWAY, THE FOLLOWING COURSES:

1. ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 105.05 FEET, WITH A RADIUS OF 5752.83 FEET, WITH A CHORD BEARING OF NORTH 80°40'32" EAST, A DISTANCE OF 105.05 FEET TO A CONCRETE HIGHWAY MONUMENT FOUND;

2. NORTH 80°04'34" EAST A DISTANCE OF 251.61 FEET TO THE **POINT OF BEGINNING** CONTAINING 64.673 ACRES MORE OR LESS, AND AS SHOWN HEREON.

TRACT 2

LEGAL DESCRIPTION: BEING 265.728 ACRES OF LAND OUT OF J. MORTON SURVEY NO. 153, ABSTRACT NO. 1202, E. CHAMPION SURVEY NO. 159, ABSTRACT NO. 99, THE I. R. R. CO. SURVEY NO. 1, ABSTRACT NO. 315 AND THE G. BORDEN SURVEY NO. 156, ABSTRACT NO. 30 IN BLANCO COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 278.46 ACRE TRACT DESCRIBED DOC. #180134 OF THE OFFICIAL PUBLIC RECORDS OF SAID BLANCO COUNTY, TEXAS AND ALL OF THAT CERTAIN 3.737 ACRE TRACT DESCRIBED IN DOC. #230502 OF SAID OFFICIAL PUBLIC RECORDS; SAID 265.728 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC IN IULY 2025:

BEGINNING AT A CALCULATED POINT IN THE SOUTH LINE OF F. M. HIGHWAY NO. 3347 FOR THE NORTHEAST CORNER OF THAT CERTAIN 60 FOOT WIDE ACCESS EASEMENT DESCRIBED IN VOLUME 472, PAGE 565 OF SAID OFFICIAL PUBLIC RECORDS, THE NORTHWEST CORNER OF SAID 278.46 ACRE TRACT AND THE NORTHWEST CORNER HEREOF AND FROM WHICH A 4"X4" FENCE CORNER POST FOUND BEARS SOUTH 04°29'19" EAST A DISTANCE OF 1.22 FEET AND A CONCRETE HIGHWAY MONUMENT FOUND BEARS SOUTH 80°04'34" WEST A DISTANCE OF 314.90 FEET

THENCE NORTH 80°04'34" EAST A DISTANCE OF 529.90 FEET ALONG THE SOUTH LINE OF SAID HIGHWAY TO A CALCULATED POINT FOR THE NORTHWEST CORNER OF THAT CERTAIN 245.25 ACRE TRACT DESCRIBED IN DOC. #230683 OF SAID OFFICIAL PUBLIC RECORDS, THE NORTHEAST CORNER OF SAID 278.46 ACRE TRACT AND THE NORTHEAST CORNER HEREOF AND FROM WHICH A 2" PIPE FENCE CORNER POST FOUND BEARS SOUTH 22°52'20" EAST A DISTANCE OF 95.74 FEET AND A CONCRETE HIGHWAY MONUMENT FOUND BEARS NORTH 80°04'34" EAST A DISTANCE OF 1130.17 FEET;

THENCE ALONG THE COMMON LINE OF SAID 245.25 ACRE TRACT AND SAID 278.46 ACRE TRACT, THE FOLLOWING COURSES:

1. SOUTH 22°52'20" EAST A DISTANCE OF 95.74 FEET TO A PIPE FENCE CORNER POST FOUND;

SOUTH 04°20'09" WEST A DISTANCE OF 12.22 FEET TO A PIPE FENCE CORNER POST FOUND;

SOUTH 13°16'39" EAST A DISTANCE OF 328.49 FEET TO A PIPE FENCE CORNER POST FOUND; SOUTH 09°52'08" EAST A DISTANCE OF 13.11 FEET TO A PIPE FENCE CORNER POST FOUND;

NORTH 87°22'48" EAST A DISTANCE OF 2342.27 FEET TO A PIPE FENCE CORNER POST FOUND; SOUTH 02°35'57" EAST A DISTANCE OF 2240.65 FEET TO A 1/2" IRON ROD AT A FENCE CORNER POST FOUND;

NORTH 87°20'17" EAST A DISTANCE OF 965.84 FEET TO A PIPE FENCE CORNER POST FOUND IN THE WEST LINE OF THAT CERTAIN 401.01 ACRE TRACT DESCRIBED IN DOC. #225674 OF SAID OFFICIAL PUBLIC RECORDS FOR A CORNER OF SAID 245.25 ACRE TRACT, A CORNER OF SAID 278.46 ACRE TRACT AND A CORNER HEREOF;

THENCE SOUTH 00°54'57" EAST A DISTANCE OF 1800.27 FEET ALONG THE COMMON LINE OF SAID 401.01 ACRE TRACT AND SAID 278.46 ACRE TRACT TO A 1/2" IRON ROD AT A FENCE CORNER POST FOUND IN THE NORTH LINE OF THAT CERTAIN 2100 ACRE TRACT DESCRIBED IN VOLUME 55, PAGE 302 OF THE DEED RECORDS OF SAID BLANCO COUNTY, TEXAS FOR THE SOUTHWEST CORNER OF SAID 401.01 ACRE TRACT, THE SOUTHEAST CORNER OF SAID 278.46 ACRE TRACT AND THE SOUTHEAST CORNER HEREOF;

THENCE SOUTH 88°29'41" WEST A DISTANCE OF 2758.32 FEET ALONG THE COMMON LINE OF SAID 2100 ACRE TRACT AND SAID 278.46 ACRE TRACT TO A ½" IRON ROD AT A FENCE CORNER POST FOUND FOR THE SOUTHEAST CORNER OF THAT CERTAIN 37.7 ACRE TRACT DESCRIBED IN DOC. #241229 OF SAID OFFICIAL PUBLIC RECORDS, THE SOUTHWEST CORNER OF SAID 278.46 ACRE TRACT AND THE SOUTHWEST CORNER HEREOF;

THENCE ALONG THE COMMON LINE OF SAID 37.7 ACRE TRACT AND SAID 278.46 ACRE TRACT, THE FOLLOWING COURSES:

1. NORTH 01°31'41" WEST A DISTANCE OF 586.42 FEET TO A PIPE FENCE CORNER POST FOUND;

SOUTH 85°57'22" EAST A DISTANCE OF 147.76 FEET TO A PIPE FENCE CORNER POST FOUND NORTH 10°09'28" EAST A DISTANCE OF 125.21 FEET TO A PIPE FENCE CORNER POST FOUND;

NORTH 30°39'49" WEST A DISTANCE OF 781.70 FEET TO A PIPE FENCE CORNER POST FOUND:

SOUTH 47°26'37" WEST A DISTANCE OF 235.43 FEET TO A PIPE FENCE CORNER POST FOUND; NORTH 36°28'22" WEST A DISTANCE OF 245.75 FEET TO A 1/2" IRON ROD AT A FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER OF SAID 37.7 ACRE TRACT AND THE SOUTHEAST CORNER OF THAT CERTAIN 2.426 ACRE TRACT DESCRIBED IN VOLUME 466, PAGE 319 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG THE COMMON LINE OF SAID 2.426 ACRE TRACT AND SAID 278.46 ACRE TRACT, THE FOLLOWING COURSES:

1. NORTH 36°32'06" WEST A DISTANCE OF 135.20 FEET TO A PIPE FENCE CORNER POST FOUND;

2. NORTH 12°10'39" WEST A DISTANCE OF 282.44 FEET TO A PIPE FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER OF SAID 2.426 ACRE TRACT, THE SOUTHEAST CORNER OF THAT CERTAIN 12.65 ACRE TRACT DESCRIBED IN VOLUME 472, PAGE 557 OF SAID OFFICIAL PUBLIC RECORDS, A CORNER OF SAID 278.46 ACRE TRACT AND A

THENCE CROSSING SAID 278.46 ACRE TRACT AND ALONG THE EAST AND NORTH LINES OF SAID 12.65 ACRE TRACT, THE FOLLOWING COURSES:

1. NORTH 11°59'56" WEST A DISTANCE OF 1258.72 FEET TO A PIPE FENCE CORNER POST FOUND;

2. NORTH 87°30'44" WEST A DISTANCE OF 425.05 FEET TO A PIPE FENCE CORNER POST FOUND IN THE COMMON LINE OF SAID 60 FOOT WIDE ACCESS EASEMENT AND SAID 278.46 ACRE TRACT FOR THE NORTHWEST CORNER OF SAID 12.65 ACRE TRACT AND A CORNER HEREOF;

THENCE ALONG THE COMMON LINE OF SAID 60 FOOT WIDE ACCESS EASEMENT AND SAID 278.46 ACRE TRACT, THE FOLLOWING COURSES:

1. NORTH 02°21'31" EAST A DISTANCE OF 1028.30 FEET TO A CALCULATED POINT; 2. NORTH 08°38'44" EAST A DISTANCE OF 231.62 FEET TO THE **POINT OF BEGINNING** CONTAINING 265.728 ACRES MORE OR LESS, AND AS SHOWN HEREON.