

**DESCRIPTION OF 115.803 ACRES IN McCULLOCH COUNTY, TEXAS,
MADE FOR CONNIE DINNING**

Being 115.803 acres in McCulloch County, Texas, out of the L. Vogel Survey No. 157, Abstract No. 1389, and being the same as that certain tract called 115.574 acres in a deed to Roy Lee Damron & Wanda G. Damron recorded in Volume 245, Page 524 of the McCulloch County Deed Records.

Beginning at point in the curving west line of Texas State Highway 71 for the N.E. corner of that certain tract described as 170.21 acres in a deed to L.D. Henderson recorded in Volume 199, Page 787 of said Deed Records, and the S.E. corner hereof, from which a ½" steel stake found bears N 68°38' E a distance of 0.96 feet, an 8" cedar "T" corner post bears S 65°51' W a distance of 3.35 feet, and a TxDOT concrete monument bears S 37°05'37" E a distance of 651.80 feet;

Thence along a fence for the north line of said 170.21 acres, and the south line hereof
S 70°21'41" W a distance of 125.33 feet to a steel fence post,
S 67°26'29" W a distance of 181.53 feet to an angle point,
S 68°38'11" W a distance of 568.73 feet to a ½" steel stake found,
S 68°39'06" W a distance of 317.99 feet to an angle point,
S 69°21'49" W a distance of 784.28 feet to an angle point,
S 69°45'15" W a distance of 1023.14 feet to an 8" pine westerly gate post,
S 71°41'45" W a distance of 249.44 feet to a ½" steel stake found,
S 71°42'12" W a distance of 696.41 feet to a ½" steel stake found, and
S 71°54'47" W a distance of 686.08 feet to a ½" steel stake found in the approximate common line of the C. Schade Survey No. 196, Abstract No. 1336 and said Survey No. 157, and the east line of that certain tract described in a deed to Hall Valley Enterprises recorded in Volume 487, Page 110 and Volume 441, Page 309 of the McCulloch County Official Public Records for the N.W. corner of said 170.21 acres, and the S.W. corner hereof;

Thence along a fence for the approximate common line of said Surveys No. 157 and No. 196, the east line of said "Hall Valley Enterprises" tract, and the west line hereof N 00°18'27" W a distance of 711.47 feet to a 6" cedar post, and N 00°25'55" W a distance of 386.08 feet to a ½" steel stake found on the approximate south bank of the San Saba River for the N.E. corner of said "Hall Valley Enterprises" tract, and the N.W. corner hereof;

Thence downstream with the approximate south bank of the San Saba River for the north line hereof N 65°37'36" E a distance of 351.53 feet to a ½" steel stake found,
N 70°13'32" E a distance of 1166.23 feet to a ½" steel stake found,
N 65°54'28" E a distance of 1312.99 feet to a ½" steel stake found,
N 67°06'26" E a distance of 453.92 feet to a ½" steel stake found, and

Description of 115.803 acres in McCulloch County, Texas (continued)

N 63°35'47" E a distance of 887.67 feet to a point in a westerly line of Texas State Highway 71 for the N.E. corner hereof, from which a ½" steel stake found bears S 63°35'47"W a distance of 1.03 feet; and a TxDOT concrete monuments bears N 23°24'00"W a distance of 1003.29 feet and N 66°36'00"W a distance of 25.00 feet;

Thence along a westerly line of Texas State Highway 71, and the north line hereof S 23°24'00" E a distance of 903.48 feet to a TxDOT concrete monument found opposite of Engineer's Sta. No. 50 + 94.8 for the beginning of a curve to the left, having a radius of 2965.00 feet, and along said curve with an arc of 382.32 feet, and with a chord bearing S 27°05'21" E a distance of 382.05 feet, to the point of beginning, having an area of 115.803 acres.

I, Kenneth H. Ross, a Registered Professional Land Surveyor, do hereby certify that the description hereon, with accompanying plat, represents an on the ground survey made under my direction in April, 2025, and that this survey substantially conforms to the current Texas Board of Professional Land Surveying Standards.

Witness my hand and seal this the 14th day of April, 2025.

Kenneth H. Ross

KENNETH H. ROSS, R.P.L.S. NO. 2012

