



DETAIL "A" SCALE 1"=20'

DETAIL "B" SCALE 1"=20'

E. B. B. C. P. & CO. ABSTRACT NO. 111

JOHN COZZA

152.875 ACRES (UNIT ACRES) (PARTIAL SECTION 10, T11N, R10E, S10E)

152.875 ACRES (UNIT ACRES) (PARTIAL SECTION 10, T11N, R10E, S10E)

FEDERATION BANK QUARTERS ABSTRACT NO. 121

152.875 ACRES (UNIT ACRES) (PARTIAL SECTION 10, T11N, R10E, S10E)

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BOUNDARY SURVEY
 MADE BY SEARCHERS
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QUARTER TABLE

QUARTER	ACRES	FRAC.	DEGREES	MINUTES	SECONDS
1	152.875	1/4	00	00	00
2	152.875	1/4	00	00	00
3	152.875	1/4	00	00	00
4	152.875	1/4	00	00	00

RECORD CURVE TABLE

STATION	CHORD BEARING	CHORD LENGTH
1	000° 00' 00"	152.875
2	000° 00' 00"	152.875
3	000° 00' 00"	152.875
4	000° 00' 00"	152.875

LINE TABLE

LINE NO.	START STATION	END STATION	LENGTH
1	1	2	152.875
2	2	3	152.875
3	3	4	152.875
4	4	1	152.875

RECORD CURVE TABLE

STATION	CHORD BEARING	CHORD LENGTH
1	000° 00' 00"	152.875
2	000° 00' 00"	152.875
3	000° 00' 00"	152.875
4	000° 00' 00"	152.875

SURVEY NOTES:
 1. This survey was made in accordance with the laws of the State of Mississippi.
 2. The bearings and distances were measured and found to be correct.
 3. The area of the land surveyed is 152.875 acres.

SEARCHERS
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4585 OLD PONTOTOC ROAD, MASON, TEXAS 76856
720 MUSTANG STREET, FREDERICKSBURG, TEXAS 78624
830-383-1211 | F-10193966 | SEARCHERS.NET

LEGAL DESCRIPTION: Being 125.675 acres of land, approximately 39.173 acres out of the A.J. Johnson Survey No. 6, Abstract No. 1559, approximately 45.110 acres out of the B. B. B. & C. Rr. Co. Survey No. 697, Abstract No. 117, and approximately 41.392 acres out of the Friederich Bernd Survey, Abstract No. 132 in Llano County, Texas and being all of that certain 125.73 acre tract described in Volume 1479, Page 138 of the Official Public Records of Llano County, Texas; Said 125.675 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers in March 2026:

BEGINNING at a 1/2 inch iron rod set in the west line of State Highway 16 for the northeast corner of that certain 125.775 acre tract surveyed this same day by Searchers, being all of that certain 125.74 acre tract, Tract 4, described in Volume 1289, Page 193 of said Official Public Records, and the southeast corner hereof, and from which a concrete monument found in the west line of said State Highway 16 for a corner of said 125.775 acre tract bears South 12°25'29" East a distance of 2250.16 feet;

THENCE along the north and west lines of said 125.775 acre tract, the following 6 courses:

1. South 76°13'47" West a distance of 436.15 feet to a 1/2 inch iron rod found;
2. North 65°29'20" West a distance of 462.54 feet to a 1/2 inch iron rod found;
3. North 46°20'37" West a distance of 696.28 feet to a 1/2 inch iron rod found;
4. North 45°54'02" West a distance of 156.61 feet to a 1/2 inch iron rod found;
5. North 87°03'38" West a distance of 878.99 feet to a 1/2 inch iron rod found with a red cap for the northwest corner of said 125.775 acre tract and a corner hereof;
6. South 01°01'10" East a distance of 1442.92 feet to a 1/2 inch iron rod set in the northeast line of that certain 233.9 acre tract, I., Second Tract, described in Volume 625, Page 30 of said Official Public Records for a corner of said 125.775 acre tract and a corner hereof, and from which a 1/2 inch iron rod found in the west line of said 125.775 acre tract bears North 01°01'10" West a distance of 810.80 feet;

THENCE along the northeast and north lines of said 233.9 acre tract, the following 2 courses:

1. North 50°01'38" West a distance of 56.46 feet to 1/2 inch iron rod set for the northeast corner of said 233.9 acre tract;
2. South 88°59'35" West a distance of 1365.57 feet to a 1/2 inch iron rod set for the northwest corner of said 233.9 acre tract and the southwest corner hereof, and from which a 3/8 inch iron rod found bears South 82°09'16" West a distance of 3.32 feet;

THENCE along the centerline of a rock fence, the following 8 courses:

1. North 01°23'33" West a distance of 1035.27 feet to a point;
2. North 16°21'33" East a distance of 158.88 feet along the southeast line of that certain 1.2 acre tract described in Volume F, Page 490 of said Deed Records to a point and from which a 3/8 inch iron rod found bears North 04°55'18" West a distance of 93.47 feet;
3. North 01°00'26" West a distance of 1079.18 feet along the east line of said 1.2 acre tract and the east line of said 3700 acre tract to a point;
4. North 03°27'29" West a distance of 253.22 feet along the east line of said 3700 acre tract to a point;
5. North 00°46'44" West a distance of 226.75 feet along the east line of said 3700 acre tract to a point;
6. North 18°27'10" West a distance of 172.70 feet along the east line of said 3700 acre tract to a point;
7. North 12°50'02" East a distance of 73.92 feet along the east line of said 3700 acre tract to a found/set;
8. North 02°05'12" West a distance of 155.52 feet along the east line of said 3700 acre tract to a 6 inch fence end post found for the southwest corner of the B. B. B. & C. Rr. Co. Survey No. 698, Abstract No. 118, a corner of said Abstract No. 1559, the southwest corner of that certain 180 acre tract described in Volume 49, Page 560 of said Deed Records, and the northwest corner hereof;

THENCE North 88°49'03" East a distance of 425.77 feet along the south line of said Abstract No. 118, the north line of said Abstract No. 1559, and the south line of said 180 acre tract to a 3 inch pipe fence corner post found for the northwest corner of that certain 70.84 acre tract, Tract 2, described in said Volume 1289, Page 193 and a corner hereof;

THENCE along the west and south lines of said 70.84 acre tract, the following 5 courses:

1. South 16°08'00" East a distance of 1331.21 feet to a 1/2 inch iron rod found in concrete for the southwest corner of said 70.84 acre tract and a corner hereof;
2. South 88°26'40" East a distance of 1150.07 feet to a 1/2 inch iron rod found in concrete;
3. North 36°46'40" East a distance of 256.97 feet to a 1/2 inch iron rod found;
4. North 37°10'51" East a distance of 287.80 feet to a 1/2 inch iron rod found in concrete;
5. South 83°44'53" East a distance of 1136.02 feet to a calculated point in the west line of said State Highway 16 for the southeast corner of said 70.84 acre tract and the northeast corner hereof, and from which a 1/2 inch iron rod found with a red cap bears South 83°44'53" East a distance of 0.66 feet and a concrete monument found in the west line of said State Highway 16 for a corner of said 70.84 acre tract bears North 15°38'58" West a distance of 1031.05 feet;

THENCE along the west line of said State Highway 16, the following 3 courses:

1. South 15°38'58" East a distance of 938.36 feet to a concrete monument found;
2. Along a non-tangent curve to the right having an arc length of 320.26 feet, a radius of 5679.58 feet, and a chord that bears South 14°05'57" East a distance of 320.22 feet to a concrete monument found;
3. South 12°25'29" East a distance of 231.05 feet to the POINT OF BEGINNING containing 125.676 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" and a "mag nail set" is a mag nail with washer marked "Searchers RPLS 6275".

Surveyed by;



Abraham J. Leamons
Registered Professional Land Surveyor #6275
Date: March 12, 2026
Job# 26-7940

