



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

LEGAL DESCRIPTION: Being 125.775 acres of land, approximately 1.154 acres out of the A.J. Johnson Survey No. 6, Abstract No. 1559, approximately 9.667 acres out of the J.F. Thompson Survey, Abstract No. 1343, approximately 16.910 acres out of the Friederich Bernd Survey, Abstract No. 132, approximately 94.633 acres out of the B.B.B. & C. Rr. Co. Survey No. 697, Abstract No. 117, approximately 0.031 acres out of the W.W. Williams survey No. 2, Abstract No. 1531, and approximately 3.380 acres out of the J. & J. Rhodes Survey No. 2, Abstract No. 1108 in Llano County, Texas and being all of that certain 125.74 acre tract described in Volume 1289, Page 193 of the Official Public Records of Llano County, Texas; Said 125.775 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 southeast corner of that certain 125.675 acre tract surveyed this same day by Searchers, being all of that certain 125.73 acre tract described in Volume 1479, Page 138 of said Official Public Records, and the northeast corner hereof, and from which a concrete monument found in the west line of said State Highway 16 for a corner of said 125.675 acre tract bears North 12°25'29" West a distance of 231.05 feet;

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

1. South 12°25'29" East a distance of 2250.16 feet to a concrete monument found;
2. Along a non-tangent curve to the right having an arc length of 857.57 feet, a radius of 2814.79 feet, and a chord that bears South 03°40'10" East a distance of 854.25 feet to a calculated point, and from which a 5/8 inch iron rod found with a cap marked "Howard Surveying" in the east line of said State Highway 16 bears South 84°57'58" East a distance of 100.00 feet and a concrete monument found in the east line of said State Highway 16 bears North 02°48'36" East a distance of 875.26 feet;
3. South 05°02'02" West a distance of 194.81 feet to a 1/2 inch iron rod set for a corner of that certain 233.9 acre tract, I., Second Tract, described in Volume 625, Page 30 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 233.9 acre tract bears South 05°02'02" West a distance of 539.04 feet;

THENCE along the northeast line of said 233.9 acre tract, the following 3 courses:

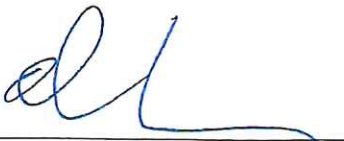
1. North 30°29'16" West a distance of 1342.48 feet to a calculated point and from which a 3 inch pipe fence corner post found bears North 37°54'31" East a distance of 0.58 feet;
2. South 45°31'07" West a distance of 337.20 feet to a calculated point and from which a 3 inch pipe fence corner post found bears North 18°28'10" East a distance of 0.63 feet;
3. North 50°01'38" West a distance of 2496.06 feet to a 1/2 inch iron rod set for a corner of said 125.675 acre tract and the southwest corner hereof, and from which a 1/2 inch iron rod found in the east line of said 125.675 acre tract bears North 01°01'10" West a distance of 810.80 feet and a 1/2 inch iron rod set for a corner of said 233.9 acre tract and a corner of said 125.675 acre tract bears North 50°01'38" West a distance of 56.46 feet;

THENCE along the east and south lines of said 125.675 acre tract, the following 6 courses:

1. North 01°01'10" West a distance of 1442.92 feet to a 1/2 inch iron rod found with a red cap for a corner of said 125.675 acre tract and the northwest corner hereof;
2. South 87°03'38" East a distance of 878.99 feet to a 1/2 inch iron rod found;
3. South 45°54'02" East a distance of 156.61 feet to a 1/2 inch iron rod found;
4. South 46°20'37" East a distance of 696.28 feet to a 1/2 inch iron rod found;
5. South 65°29'20" East a distance of 462.54 feet to a 1/2 inch iron rod found;
6. North 76°13'47" East a distance of 436.15 feet to the POINT OF BEGINNING containing 125.775 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# 26-7941

