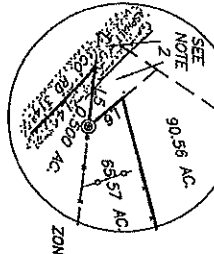
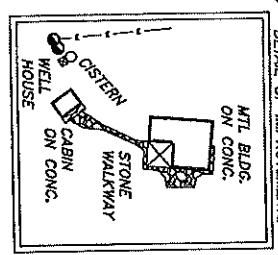
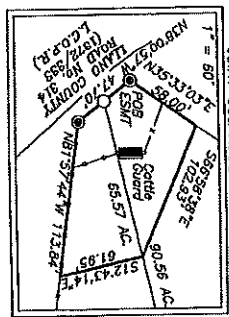


LLANO SURVEYING & MAPPING, L.L.C.

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Fred Thompson, F.S. 19552-20



LINE	BEARING	DISTANCE	RECORD CALLS
L1	S 37°02'08" W	165.03	L1 S 37°02'16" W 165.537
L2	N 49°40'40" W	81.94	L2 N 49°40'32" W 81.947
L3	N 57°33'04" W	83.74	L3 N 57°33'56" W 83.747
L4	N 44°57'48" W	81.53	L4 N 44°57'48" W 81.537
L5	S 82°17'43" E	51.60	L5 S 82°17'43" E 51.607
L6	N 36°51'51" E	23.85	L6 N 36°51'51" E 23.857
L7	N 76°24'07" E	23.85	L7 N 76°24'07" E 23.857
L8	N 30°51'58" E	24.12	L8 N 30°51'58" E 24.127
L9	N 22°36'28" E	40.46	L9 N 22°36'28" E 40.467
L10	N 67°27'53" W	48.79	L10 N 67°27'53" W 48.797
L11	S 22°32'07" E	48.79	L11 S 22°32'07" E 48.797
L12	S 67°27'53" E	48.79	L12 S 67°27'53" E 48.797
L13	N 22°33'08" E	201.57	L13 N 22°33'08" E 201.577
L14	N 43°15'25" E	329.47	L14 N 43°15'25" E 329.477
L15	N 46°59'12" E	90.73	L15 N 46°59'12" E 90.737
L16	N 64°19'08" E	458.30	L16 N 64°19'08" E 458.307
L17	N 45°53'56" E	77.79	L17 N 45°53'56" E 77.797
L18	N 35°04'26" E	204.65	L18 N 35°04'26" E 204.657
L19	N 43°46'48" E	342.65	L19 N 43°46'48" E 342.657
L20	N 31°55'53" E	133.22	L20 N 31°55'53" E 133.227
L21	N 03°32'28" W	186.45	L21 N 03°32'28" W 186.457
L22	N 03°32'28" W	186.45	L22 N 03°32'28" W 186.457



JOHN A. ABLES, REGISTERED PROFESSIONAL LAND SURVEYOR # 6102 DO HEREBY CERTIFY EXCLUSIVELY TO SUCCESSION TRUSTEE OF DRESS RANCH TRUST DATED APRIL 13, 2011, AND KATHLEEN DIANE HUSSEY, TRUSTEE, THAT THIS SURVEY WAS PERFORMED FROM AN ON THE GROUND SURVEY, PERFORMED UNDER MY SUPERVISION AND SEAL THIS 23rd DAY OF JUNE, 2023.

SUBJECT TO:
RESTRICTIVE COVENANTS: 19-06341 & 1539/4887 L.C.O.P.R.
R-O-W EASEMENTS TO C.T.E.C.: 141/267 & 324/400, L.C.D.R. 1311/265 & 1539/3692, L.C.O.P.R.
30' ACCESS EASEMENT SHOWN HEREON: 1539/4887 L.C.O.P.R.
JOINT USE ACCESS EASEMENT SHOWN HEREON: 1539/4887 L.C.O.P.R.
VARIANCE TO LLANO COUNTY SUBDIVISION ORDINANCE: 1539/4887 L.C.O.P.R.

JOHN A. ABLES, R.P.L.S. #6102

JOHN A. ABLES, REGISTERED PROFESSIONAL LAND SURVEYOR # 6102 DO HEREBY CERTIFY EXCLUSIVELY TO SUCCESSION TRUSTEE OF DRESS RANCH TRUST DATED APRIL 13, 2011, AND KATHLEEN DIANE HUSSEY, TRUSTEE, THAT THIS SURVEY WAS PERFORMED FROM AN ON THE GROUND SURVEY, PERFORMED UNDER MY SUPERVISION AND SEAL THIS 23rd DAY OF JUNE, 2023.

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LLANO SURVEYING & MAPPING, L.L.C.

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FIRM Registration #: 100502-00

(PAGE 2 OF 4)

FIELD NOTES DESCRIBING 66.063 ACRES OF LAND IN LLANO COUNTY, TEXAS

BEING 66.063 ACRES OF LAND, MORE OR LESS, OUT OF THE J.C. RAGSDALE SURVEY NO. 219, ABST. NO. 614 IN LLANO COUNTY, TEXAS, COMPRISED OF ALL OF THE REMAINDER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 328.3 ACRES IN A DEED TO KATHY HUSSEY RECORDED IN VOLUME 983, PAGE 267, LLANO COUNTY OFFICIAL PUBLIC RECORDS (L.C.O.P.R.), AND THAT CERTAIN TRACT OF LAND DESCRIBED AS 0.500 OF AN ACRE IN DEED TO KATHY DIGERONIMO HUSSEY RECORDED IN DOCUMENT NO. 23-03460, L.C.O.P.R., SAID 66.063 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point 1 foot southwest of an iron pipe fence corner post, for a point in the south line of said 328.3 acre Hussey tract, for the northwest corner of that certain tract of land described as 55.573 acres in deed to Janice K. Hamilton, Trustee of the Janice K. Hamilton Trust, recorded in Document No. 23-01001, L.C.O.P.R., the northeast corner of said 0.500 of an acre Hussey tract, an interior angle point in the south line, and POINT OF BEGINNING hereof, from which a $\frac{1}{2}$ " iron rod found with blue plastic cap inscribed "SEARCHERS" bears N 37°01'41" E 1.30 feet;

THENCE with the northwest line of said 55.573 acre Hamilton tract, being the southeast line of said 0.500 of an acre Hussey tract, S 37°02'08" W 165.03 feet (L1) to a mag nail found in the approximate centerline of Llano County Road No. 314, in the north line of that certain tract of land described as 66.697 acres in deed to Delton Glass and Michelle Glass, recorded in Document No. 20-06679, L.C.O.P.R., for the west corner of said Hamilton tract, being the south corner of said Hussey 0.500 of an acre tract, and the most southerly corner hereof, from which a mag nail found in the approximate centerline of said County Road, for a common corner of said Hamilton and Glass tracts bears S 49°39'59" E 73.87 feet (L23);

THENCE with the approximate centerline of County Road No. 314, with the southwest line of said 0.500 of an acre Hussey tract and the northeast line of said 66.697 acre Glass tract the following three (3) courses and distances:

- 1.) N 49°40'40" W 81.94 feet (L2) to a mag nail found,
- 2.) N 51°33'04" W 93.74 feet (L3) to a mag nail found, and
- 3.) N 44°57'49" W 81.53 feet (L4) to a mag nail found in the south line of the remainder of that certain tract of land described as 347 acres in deed to Dan Stribling of record in Volume 60, Page 482, Llano County Deed Records (L.C.D.R.), for the west corner of said 0.500 acre Hussey tract, the northeast corner of said 66.697 acre Glass tract, and the southerly southwest corner hereof, from which a 60d nail found bears N 42°22'21" E 0.74 feet;

THENCE with the south line of said remainder of the Stribling 347 acre tract and the north line of said 0.500 acre Hussey tract, S 82°17'43" E 31.60 feet (L5), to a 3" iron pipe fence corner post found for the southerly southwest corner of said Hussey 328.3 acre tract, and an interior corner hereof;

THENCE N 38°51'51" W 23.85 feet (L6) with the southwest line of said Hussey 328.3 acre tract to a $\frac{1}{2}$ " iron rod set for the south corner of that certain tract of land described as Tract 1, 90.56 acres in deed to Barbara J. Vaglianti, recorded in Volume 1539, Page 4887, L.C.O.P.R. the westerly southwest corner of the remainder of said Hussey 328.3 acre tract, and the northerly southwest corner hereof;

THENCE with the southeast line of said Vaglianti Tract 1, being the northwest line of the remainder of said Hussey 328.3 acre tract, the following sixteen (16) courses and distances:

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(PAGE 3 OF 4)

FIELD NOTES DESCRIBING 66.063 ACRES OF LAND IN LLANO COUNTY, TEXAS

- 1.) N 76°23'52" E (L7), at 116.63 feet pass a ½" iron rod found with red cap inscribed "FLT ASSOC", in all, 239.42 feet (L7), to a ½" iron rod found with cap inscribed "FLT ASSOC" on the north side of an iron pipe post,
- 2.) N 50°31'56" E 247.12 feet (L8) to a ½" iron rod found with red cap inscribed "FLT ASSOC" on the southeast side of an iron pipe post,
- 3.) N 22°36'28" E 60.28 feet (L9) to a ½" iron rod found with red cap inscribed "FLT ASSOC" on the south side of an iron pipe gate post,
- 4.) N 67°27'53" W 48.79 feet (L10) to a ½" iron rod found with red cap inscribed "FLT ASSOC", from which a water well bears N 67°01'00" E 17.80',
- 5.) N 22°32'07" E 25.04 feet (L11) to a ½" iron rod found with red cap inscribed "FLT ASSOC"
- 6.) S 67°27'53" E 48.79 feet (L12) to a ½" iron rod found with red cap inscribed "FLT ASSOC" from which an iron pipe gate post bears S 22°49'53" W 11.54 feet,
- 7.) N 22°33'06" E 201.57 feet (L13) to a ½" iron rod found with red cap inscribed "FLT ASSOC" on the southeast side of an iron pipe post,
- 8.) N 43°15'25" E 329.41 feet (L14) to a ½" iron rod found with red cap inscribed "FLT ASSOC" on the west side of an iron pipe post,
- 9.) N 46°59'12" E 90.73 feet (L15) to a ½" iron rod found with red cap inscribed "FLT ASSOC" on the northeast side of an iron pipe post,
- 10.) N 64°19'06" E 458.30 feet (L16) to a ½" iron rod found with red cap inscribed "FLT ASSOC" on the north side of an iron pipe post,
- 11.) N 44°53'56" E 77.79 feet (L17) to a ½" iron rod found with red cap inscribed "FLT ASSOC" on the northeast side of an iron pipe post,
- 12.) N 35°04'26" E 204.85 feet (L18) to a ½" iron rod found with red cap inscribed "FLT ASSOC" on the south side of an iron pipe post,
- 13.) N 43°46'49" E 206.45 feet (L19) to a ½" iron rod found with red cap inscribed "FLT ASSOC" on the southwest side of an iron pipe post,
- 14.) N 36°18'19" E 342.86 feet (L20) to a ½" iron rod found with red cap inscribed "FLT ASSOC" on the southwest side of an iron pipe post,
- 15.) N 31°35'53" E 133.22 feet (L21) to a point from which an iron pipe post bears S 33°42'20" W 0.66 feet, and
- 16.) N 03°32'28" W 186.49 feet (L22) to an iron rod found in concrete with green cap inscribed "RPLS 2012" on the northeast side of a 2-1/2" iron pipe fence corner post, for the southwest corner of that certain tract of land described as 65.897 acres in deeds to Sigrid Garrett, recorded in Volume 1558, Page 4692, and Volume 1558, Page 4699, the northeast corner of the remainder of said Hussey 328.3 acre tract, and the northeast corner hereof;

THENCE S 45°20'13" E 1090.94 feet, to a ½" iron rod found with green cap inscribed "RPLS 2012" on the east side of a 2-1/2" iron pipe fence corner post, in the west line of that certain tract of land described as First Tract 1370.45 acres in deed to Twin Mountain Corporation, recorded in Volume 1206, Page 855, L.C.O.P.R., for the southeast corner of said Garrett 65.897 acre tract, being the northeast corner said Hussey 328.3 acre tract, and the northeast corner hereof;

THENCE S 08°05'04" W 1436.91 feet with the west line of said Twin Mountain First Tract, and the east line of said Hussey 328.3 acre tract, to a 2-1/2" iron pipe fence corner post found for the northeast corner of said Hamilton 55.573 acre tract, the southeast corner of said Hussey 328.3 acre tract, and the southeast corner hereof;

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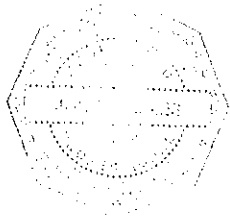
FIELD NOTES DESCRIBING 66.063 ACRES OF LAND IN LLANO COUNTY, TEXAS

THENCE with the fence and north line of said Hamilton 55.573 acre tract, and the south line of said Hussey 328.3 acre tract the following three (3) courses and distances:

- 1.) N 85°14'58" W 1086.42 feet,
- 2.) N 83°24'41" W 800.02 feet, and
- 3.) N 82°48'34" W 237.14 feet to the POINT OF BEGINNING hereof, and containing an area of 66.063 acres of land, more or less, as surveyed by Llano Surveying and Mapping, LLC under the supervision of John A. Ables R.P.L.S. 6102.

Basis of Bearing for this tract is State Plane Coordinate System, Texas Central Zone 4203. Distances are Grid. CSF=0.999841947. All 1/2" iron rods set have aluminum caps inscribed "LLANOSURVEYING". This description is to be used in conjunction with the accompanying survey plat attached hereto and made a part hereof.

I, John A. Ables, Registered Professional Land Surveyor #6102 do hereby certify that this description was prepared from an on the ground survey performed under my supervision on the 24th day of April, 2023. Witness my hand and seal this the 23th day of June, 2023.



John A. Ables R.P.L.S. #6102
P. O. Box 74, Llano, TX 78643