



**SEARCHERS**  
SURVEYING & ENGINEERING LLC  
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LEGAL DESCRIPTION: Being 79.957 acres of land out of the Martha Norrod Survey No. 219, Abstract No. 516 in Gillespie County, Texas and being all of that certain 50.00 acre tract, Tract I, and all of that certain 30.00 acre tract, Tract II, described in Instrument No. 20193800 of the Official Public Records of Gillespie County, Texas; Said 79.957 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers Surveying & Engineering LLC in November 2022:

BEGINNING at a 1/2 inch iron rod found in the east line of the William Haley Survey No. 220, Abstract No. 273, the west line of said Abstract No. 516, and the east line of that certain 403.4 acre tract described in Volume 366, Page 819 of the Real Property Records of Gillespie County, Texas for the southwest corner of that certain 95.700 acre tract described in Instrument No. 20216420 of said Official Public Records, the northwest corner of said 30.00 acre tract, and the northwest corner hereof;

THENCE North  $89^{\circ}37'22''$  East a distance of 1301.25 feet along the south line of said 95.700 acre tract and the north line of said 30.00 acre tract to a 1/2 inch iron rod found in the west line of that certain 194.25 acre tract described in Volume 102, Page 23 of the Deed Records of Gillespie County, Texas for the southeast corner of said 95.700 acre tract, the northeast corner of said 30.00 acre tract, and the northeast corner hereof;

THENCE South  $00^{\circ}28'12''$  East a distance of 2953.34 feet along the west line of said 194.25 acre tract and the east line of said 30.00 acre tract to a calculated point in the north line of Ranch to Market Road 2093 for the southwest corner of said 194.25 acre tract, the southeast corner of said 30.00 acre tract, and the southeast corner hereof, and from which a 1/2 inch iron rod found bears South  $00^{\circ}28'12''$  East a distance of 1.05 feet and a concrete monument found in the north line of said Ranch to Market Road 2093 for a corner of said 194.25 acre tract bears South  $46^{\circ}48'50''$  East a distance of 563.45 feet;

THENCE along the north line of said Ranch to Market Road 2093 and the south line of said 50.00 acre tract, the following 2 courses:

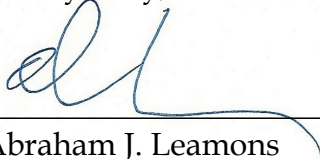
1. Along a non-tangent curve to the left having an arc length of 665.99 feet, a radius of 1950.00 feet, and a chord that bears North 64°54'18" West a distance of 662.76 feet along the south line of said 30.00 acre tract to a concrete monument found for a corner of said 50.00 acre tract;
2. North 74°43'10" West a distance of 736.31 feet to a calculated point in the east line of said Abstract No. 273 and the west line of said Abstract No. 516, for the southeast corner of that certain 36.12 acre tract described in Instrument No. 20124284 of said Official Public Records, the southwest corner of said 50.00 acre tract, and the southwest corner hereof, and from which a 1/2 inch iron rod found bears South 00°22'32" East a distance of 0.60 feet and a leaning concrete monument found in the north line of said Ranch to Market Road 2093 bears North 74°43'10" West a distance of 1633.47 feet;

THENCE North 00°22'32" West a distance of 1599.60 feet along east line of said Abstract No. 273, the west line of said Abstract No. 516, the east line of said 36.12 acre tract, and the west line of said 50.00 acre tract to a 1/2 inch iron rod found for the northwest corner of said 50.00 acre tract and a corner of said 30.00 acre tract, and from which a 1/2 inch iron rod found for the northeast corner of said 50.00 acre tract and a corner of said 30.00 acre tract bears North 89°55'30" East a distance of 1223.65 feet;

THENCE North 00°17'43" West a distance of 869.98 feet along the east line of said Abstract No. 273, the west line of said Abstract No. 516, the east line of said 36.12 acre tract, the east line of said 403.4 acre tract, and the west line of said 30.00 acre tract to the POINT OF BEGINNING containing 79.957 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".

Surveyed by;



Abraham J. Leamons  
Registered Professional Land Surveyor #6275  
Date: November 14, 2022  
Job# 22-6276

