



MASON | FREDERICKSBURG

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LEGAL DESCRIPTION: Being 250.000 acres of land, approximately 28.116 acres out of the Sophia Cramm Survey No. 75, Abstract No. 183, approximately 199.364 acres out of the F. Ferdinand Schulze Survey No. 74, Abstract No. 1383 and approximately 22.520 acres out of the F. Ferdinand Schulze Survey No. 73, Abstract No. 1476 in Menard County, Texas and being a portion of that certain 2218.34 acre tract described in Volume 209, Page 750 of the Official Public Records of Menard County, Texas; Said 250.000 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers Land Surveying, LLC in April 2017:

BEGINNING at a 1/2 inch iron rod set in the west right of way line of Ranch Road No 1311 and the east line of said 2218.34 acre tract for the southeast corner hereof and from which a concrete right of way monument found bears South 06°33'08" West a distance of 696.66 feet, another concrete right of way monument found bears South 06°32'12" West a distance of 2412.61 feet;

THENCE crossing said 2218.34 acre tract, the following 2 courses:

1. South 87°19'32" West a distance of 3270.96 feet to a 1/2 inch iron rod set for the southwest corner hereof;
2. North 00°58'42" East, at a distance of 3796.12 feet pass a 1/2 inch iron rod set, continuing in all a total distance of 3833.63 feet to a calculated point in the south bank of the San Saba River and the north line of said Abstract No. 183 for the northwest corner hereof;

THENCE crossing said 2218.34 acre tract along the south bank of said San Saba River, the north line of said Abstract No. 183, the north line of said Abstract No. 1383 and the north line of said Abstract No. 1476, the following 35 courses;

1. South 82°45'47" East a distance of 91.72 feet to a point;
2. South 74°59'26" East a distance of 35.94 feet to a point;
3. North 88°58'38" East a distance of 71.72 feet to a point;
4. South 79°24'47" East a distance of 72.61 feet to a point;
5. South 84°55'34" East a distance of 194.11 feet to a point;
6. South 78°05'04" East a distance of 50.94 feet to a point;
7. South 83°06'00" East a distance of 117.43 feet to a point;
8. South 83°18'55" East a distance of 104.94 feet to a point;
9. South 87°36'23" East a distance of 119.81 feet to a point;
10. South 81°25'15" East a distance of 228.30 feet to a point;
11. South 67°40'15" East a distance of 73.64 feet to a point;
12. South 55°38'58" East a distance of 57.80 feet to a point;
13. South 69°40'46" East a distance of 118.21 feet to a point;
14. South 62°27'28" East a distance of 211.94 feet to a point;
15. North 65°13'40" East a distance of 4.26 feet to a point;

16. South 64°23'22" East a distance of 228.40 feet to a point;
17. South 55°02'21" East a distance of 116.97 feet to a point;
18. South 68°03'23" East a distance of 47.55 feet to a point;
19. South 59°55'33" East a distance of 80.78 feet to a point;
20. South 60°10'45" East a distance of 145.27 feet to a point;
21. South 57°45'34" East a distance of 198.96 feet to a point;
22. South 48°16'53" East a distance of 14.13 feet to a point;
23. South 59°11'44" East a distance of 112.40 feet to a point;
24. South 54°33'28" East a distance of 202.32 feet to a point;
25. South 53°33'43" East a distance of 252.36 feet to a point;
26. South 48°16'14" East a distance of 44.14 feet to a point;
27. South 67°15'31" East a distance of 39.21 feet to a point;
28. South 60°43'30" East a distance of 60.97 feet to a point;
29. South 51°55'41" East a distance of 47.68 feet to a point;
30. South 56°31'14" East a distance of 138.92 feet to a point;
31. South 50°37'36" East a distance of 60.29 feet to a point;
32. South 54°20'22" East a distance of 275.17 feet to a point;
33. South 60°49'21" East a distance of 234.21 feet to a point;
34. South 77°14'39" East a distance of 28.07 feet to a point;
35. South 65°31'28" East a distance of 100.09 feet to a calculated point in the west right of way line of said Ranch Road No. 1311 and the east line of said 2218.34 acre tract for the northeast corner hereof and from which a concrete right of way monument found bears North 12°39'54" East a distance of 2525.56 feet;

THENCE along the west line of said Ranch Road No. 1311 and the east line of said 2218.34 acre tract, the following 3 courses:

1. South 12°39'54" West, at a distance of 15.26 feet pass a 1/2 inch iron rod set, continuing in all a total distance of 872.49 feet to a concrete right of way monument found with a busted top;
2. Along a curve turning to the left with an arc length of 311.10 feet, a radius of 2914.79 feet, a chord that bears of South 09°33'02" West a distance of 310.95 feet to a concrete right of way monument found;
3. South 06°33'08" West a distance of 927.29 feet to the POINT OF BEGINNING containing 250.000 acres of land, more or less, and as shown on certified plat herewith.

Note: Bearings, distances and acreage shown hereon are 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: April 13, 2017
Job# 17-1945

