



SEARCHERS

SURVEYORS | CONSULTANTS
MASON | FREDERICKSBURG

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

LEGAL DESCRIPTION: Being a 0.240 acre easement tract out of the Fisher and Miller Survey No. 442, Abstract No. 290 in Mason County, Texas and being a portion of that certain 130.51 acre tract described in Volume 134, Page 268 of the Real Property Records of Mason County, Texas; Said 0.240 acre easement tract being more particularly described as follows and as surveyed under the supervision of Searchers in July-August 2024:

BEGINNING at a 1/2 inch iron rod set in the northeast line of U.S. Highway 87 and the southwest line of that certain 20.485 acre tract surveyed this same day by Searchers, being a portion of said 130.51 acre tract, for the southwest corner hereof, and from which a concrete monument found in the northeast line of said U.S. Highway 87 and the southwest line of said 20.485 acre tract bears North 39°44'46" West a distance of 15.34 feet and a 1/2 inch iron rod found in the northeast line of said U.S. Highway 87 for the southwest corner of said 20.485 acre tract, the southwest corner of said 130.51 acre tract, and a corner of that certain 291.189 acre tract described in Volume 162, Page 515 of said Real Property Records bears South 39°44'46" East a distance of 379.35 feet;

THENCE North 39°44'46" West a distance of 60.98 feet crossing said 130.51 acre tract along the northeast line of said U.S. Highway 87 and the southwest line of said 20.485 acre tract to a 1/2 inch iron rod set for a corner hereof, and from which a concrete monument found in the northeast line of said U.S. Highway 87 bears North 39°44'46" West a distance of 1135.60 feet;

THENCE crossing said 130.51 acre tract and said 20.485 acre tract, the following 2 courses:

1. North 60°33'07" East a distance of 33.22 feet to a 1/2 inch iron rod set for a corner hereof;
2. North 41°41'19" West a distance of 86.59 feet to a 1/2 inch iron rod set in the north line of said 20.485 acre tract for the northwest corner hereof, and from which a 1/2 inch iron rod set in the northeast line of said U.S. Highway 87 for a

corner of said 20.485 acre tract bears South 73°42'33" West a distance of 32.43 feet;

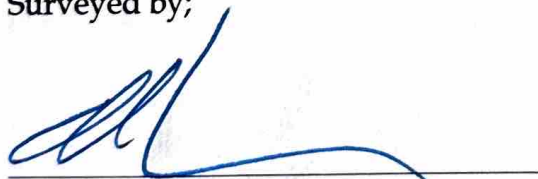
THENCE North 73°42'33" East a distance of 66.42 feet crossing said 130.51 acre tract along the north line of said 20.485 acre tract to a 1/2 inch iron rod set for the northeast corner hereof, and from which a 2 inch pipe fence corner post found for a corner of said 20.485 acre tract bears North 73°42'33" East a distance of 776.89 feet;

THENCE crossing said 130.51 acre tract and said 20.485 acre tract, the following 2 courses:

1. South 41°41'19" East a distance of 132.52 feet to a 1/2 inch iron rod set for the southeast corner hereof;
2. South 60°33'07" West a distance of 96.73 feet to the POINT OF BEGINNING containing 0.240 acres, 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: August 5, 2024
Job# 24-7208





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BEGINNING at a 1/2 inch iron rod found in the northeast line of U.S. Highway 87 for the northwest corner of that certain 291.189 acre tract described in Volume 162, Page 515 of said Real Property Records, the southwest corner of said 130.51 acre tract and the southwest corner hereof, and from which a concrete monument found in the northeast line of said U.S. Highway 87 and the southwest line of said 291.189 acre tract bears South 39°44'46" East a distance of 707.94 feet;

THENCE North 39°44'46" West a distance of 533.84 feet crossing said 130.51 acre tract along the northeast line of said U.S. Highway 87 to a 1/2 inch iron rod set for the northwest corner hereof, and from which a concrete monument found in the northeast line of said U.S. Highway 87 bears South 39°44'46" East a distance of 139.15 feet and another concrete monument found in the northeast line of said U.S. Highway 87 bears North 39°44'46" West a distance of 1042.09 feet;

THENCE crossing said 130.51 acre tract, the following 3 courses:

1. North 73°42'33" East a distance of 875.74 feet to a 1/2 inch iron rod set for a corner hereof;
2. North 37°49'34" West a distance of 623.44 feet to a 1/2 inch iron rod set for a corner hereof;
3. North 51°53'06" East a distance of 211.64 feet to a 1/2 inch iron rod set in the west line of that certain 72.084 acre tract described in Volume 343, Page 710 of the Official Public Records of Mason County, Texas and the east line of said 130.51 acre tract for the north corner hereof, and from which a 2 inch pipe fence corner post found for a corner of said 72.084 acre tract and a corner of said 130.51 acre tract bears North 37°00'04" West a distance of 161.53 feet;

THENCE along the west line of said 72.084 acre tract and the east line of said 130.51 acre tract, the following 3 courses:

1. South 37°00'04" East a distance of 621.76 feet to a 2 inch pipe fence corner post found;
2. South 43°38'26" East a distance of 780.98 feet to an 8 inch cedar fence post found;
3. South 49°19'07" East a distance of 278.97 feet to a 1/2 inch iron rod found for a corner of said 291.189 acre tract, the southwest corner of said 72.084 acre tract, the southeast corner of said 130.51 acre tract and the southeast corner hereof;

THENCE South 88°33'05" West a distance of 1408.61 feet along the north line of said 291.189 acre tract and the south line of said 130.51 acre tract to the POINT OF BEGINNING containing 20.485 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".

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