SEARCHERS
SURVEYING & ENGINEERING LLC
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LEGAL DESCRIPTION: Being 6.851 acres of land out of the Luisa Ramos Survey No. 21, Abstract No. 573 in Gillespie County, Texas and being a portion of that certain 26.999 acre tract described in Instrument No. 20095705 of the Official Public Records of Gillespie County, Texas; Said 6.851 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers Surveying & Engineering LLC in April 2022:

BEGINNING at a 2.5 inch pipe fence corner post found in the southwest line of that certain 23.27 acre tract described in Instrument No. 20141556 of said Official Public Records, for the east corner of that certain 15.93 acre tract described in Volume 385, Page 219 of the Real Property Records of Gillespie County, Texas, the north corner of said 26.999 acre tract, and the north corner hereof;

THENCE South 56°31'39" East along the southwest line of said 23.27 acre tract and the northeast line of said 26.999 acre tract, at a distance of 270.13 feet pass a 1/2 inch iron rod found, continuing in all for a total distance of 293.31 feet to a mag nail with washer marked "SEARCHERS RPLS 6275" found in the centerline of Pfeiffer Road and the northwest line of that certain 12.01 acre tract described in Instrument No. 20161895 of said Official Public Records, for the south corner of said 23.27 acre tract, the northeast corner of said 26.999 acre tract, and the northeast corner hereof, and from which a 1/2 inch iron rod found bears South 68°52'53" East a distance of 23.47 feet;

THENCE along the centerline of said Pfeiffer Road, the northwest line of said 12.01 acre tract, and the southeast line of said 26.999 acre tract, the following 5 courses:

1. South 20°52'25" West a distance of 225.66 feet to a 16 penny nail found;
2. South 23°00'27" West a distance of 230.22 feet to a 16 penny nail found;
3. South 24°43'03" West a distance of 199.61 feet to a 16 penny nail found;
4. South 28°21'30" West a distance of 110.79 feet to a 16 penny nail found;
5. South 32°36'32" West a distance of 225.70 feet to a 16 penny nail found at the intersection of the centerline of Jung Lane and the centerline of said Pfeiffer Road, for the west corner of said 12.01 acre tract, a corner of that certain 19.827

acre tract described in Instrument No. 20221872 of said Official Public Records, a corner of said 26.999 acre tract, and the south corner hereof;

THENCE crossing said 26.999 acre tract along the centerline of said Jung Lane and the northeast line of said 19.827 acre tract, the following 3 courses:

1. North 43°52'50" West a distance of 68.48 feet to a mag nail with a washer marked "SEARCHERS RPLS 6275" found;
2. North 44°27'10" West a distance of 111.67 feet to a mag nail with a washer marked "SEARCHERS RPLS 6275" found;
3. North 50°19'32" West a distance of 124.37 feet to a mag nail with a washer marked "SEARCHERS RPLS 6275" found for a corner of said 19.827 acre tract, the south corner of said 15.93 acre tract, a corner of said 26.999 acre tract, and the west corner hereof;

THENCE North 25°35'56" East along the southeast line of said 15.93 acre tract and the northwest line of said 26.999 acre tract, at a distance of 27.19 feet pass a 2.5 inch pipe fence corner post found, continuing in all for a total distance of 936.97 feet to the POINT OF BEGINNING containing 6.851 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;

Franklin Leamons

Franklin A. Leamons
Registered Professional Land Surveyor #6889
Date: April 14, 2022
Job# 22-5859

