

STATE OF TEXAS, *
COUNTY OF BLANCO. *

Field notes and accompanying map of a survey of 259.15 acres of land made at the request of David Murray. Said land is situated in Blanco County, Texas, comprising parts of the following surveys:

120.76 acres of land, part of the T.S. Nixon Survey No. 36 (W. 1/2), Abstract No. 1364;
129.58 acres of land, a part of the M.B. Kemp Survey No. 36 (E. 1/2), Abstract No. 1090;
8.81 acres of land, a part of the M.B. Kemp Survey No. 92, Abstract No. 1199;

Furthermore, being all of that 258.01 acres of land described in a Warranty Deed to Murray Investment Properties, LLC., by Larry W. Best, dated July 2, 2019, found of record in Document No. 192247 of the Official Public Records of Blanco County, Texas, LESS that 9.094 acre tract of land described in a Warranty Deed to Larry W. Best by Murray Investment Properties, LLC., dated July 3, 2019, found of record in Document No. 192249, said Official Public Records, and all of that 9.094 acre ("Tract 1"), that 0.125 acre ("Tract 2") and that 0.992 acre ("Tract 3") tract(s) of land described in a Warranty Deed to Murray Investment Properties, LLC., by Larry W. Best, dated July 3, 2019, found of record in Document No. 192248 of the Official Public Records of Blanco County, Texas;

Said 259.15 acre tract of land is described by metes and bounds as follows, to wit:

BEGINNING at a cedar fence corner post found set at or near the S.W. corner of said Survey No. 36 (W. 1/2), in the North line of that 163.0 acre tract of land described in a conveyance to Lorenz A. Lange, et ux., found of record in Volume 78, Pages 275-278 of the Deed Records of Blanco County, Texas, for the S.E. corner of that 95 acre tract of land described in a conveyance to Leon L. Lange found of record in Volume 97, Pages 116-119 of said Deed Records, for the S.W. corner of said 258.01 acre tract, for the S.W. corner hereof;

THENCE along the general meanders of a fence, with the East line of said 95 acre tract and the West line of said 258.01 acre tract and said 9.094 acre tract ("Tract 1"), the West line hereof, **N. 0 deg. 23 min. 43 sec. E.**, at 2100 feet passing a pine corner post (1.4 feet East of line), at 2469.90 feet passing a 1/2-inch rebar found (capped: SEARCHERS) for the S.W. corner of said 9.094 acre tract ("Tract 1") and for the N.W. corner of said 258.01 acre tract, **in all 2592.59 feet** to a 1/2-inch rebar found (capped: SEARCHERS) at a pipe fence corner post, for the S.W. corner of that 130.48 acre tract of land described in a conveyance to Sammy Lee Best, found of record in Document No. 183450 of said Official Public Records, for the N.W. corner of said 9.094 acre tract ("Tract 1"), for the N.W. corner hereof;

THENCE along the general meanders of a fence for the Northwest line of said 9.094 acre tract ("Tract 1"), **N. 76 deg. 19 min. 08 sec. E. (GPS Bearing Basis), 3354.15 feet** to a pipe fence corner post for the N.E. corner of said 9.094 acre tract ("Tract 1");

THENCE, with the East line of said 9.094 acre Murray tract, and with the West, South, and East lines of said 9.094 acre Sammy Lee Best tract, and the West line of said 0.125 acre tract ("Tract 2), as follows:

S. 18 deg. 20 min. 58 sec. W., at 140.47 feet passing a 1/2-inch rebar found (capped: SEARCHERS) in the South line of said 130.48 acre tract for the N.W. corner of said 9.094 acre Best tract, for the S.E. corner of said 9.094 acre tract ("Tract 1"), **in all 474.03 feet** to a pipe fence corner post for a Westerly corner of said 9.094 acre Best tract;

S. 26 deg. 59 min. 25 sec. E., **203.41 feet** to a pipe fence corner post;

S. 43 deg. 45 min. 28 sec. E., **190.42 feet** to a pipe fence corner post for the S.S.W. corner of said 9.094 acre Best tract;

S. 85 deg. 25 min. 11 sec. E., **410.21 feet** to a 1/2-inch rebar found (capped: SEARCHERS) for the S.E. corner of said 9.094 acre Best tract and reentrant corner hereof;

N. 0 deg. 44 min. 51 sec. W., **400.16 feet** to a pipe fence corner post;

N. 17 deg. 23 min. 45 sec. E., **86.65 feet** to a 1/2-inch rebar found (capped: SEARCHERS);

N. 1 deg. 12 min. 02 sec. E., **68.77 feet** to a 1/2-inch rebar found (capped: SEARCHERS);

N. 22 deg. 29 min. 01 sec. W., **79.17 feet** to a 1/2-inch rebar found (capped: SEARCHERS);

N. 0 deg. 44 min. 54 sec. W., at 169.59 feet passing a 1/2-inch rebar found (capped: SEARCHERS) at a pipe fence corner post for the N.E. corner of said 9.094 acre Best tract in the South line of said 130.48 acre tract, for the S.W. corner of said 0.125 acre tract ("Tract 2"), continuing **in all 235.65 feet** to a pipe fence corner post for the N.W. corner of said 0.125 acre tract ("Tract 2"), for a Northeasterly N.W. corner of hereof;

N. 88 deg. 22 min. 57 sec. E., with the North line of said 0.125 acre and 0.992 acre tracts, **724.34 feet** to a 1/2-inch rebar found (capped: SEARCHERS) for the most Northeasterly reentrant corner hereof;

N. 0 deg. 19 min. 38 sec. W., with the N.N.W. line of said 0.992 acre tract, **187.86 feet** to a 1/2-inch rebar found (capped: SEARCHERS) for the S.W. corner of that 0.115 acre easement tract ("Tract 4", found of record in previously mentioned Document No. 192248 of said Official Public Records), for the most Northeasterly N.W. corner of said 0.992 acre tract ("Tract 3"), for the most Northeasterly N.W. corner hereof;

N. 89 deg. 40 min. 22 sec. E., with the South line of said 0.115 acre tract ("Tract 4") and crossing a traveled road (known as "Gibson-Bauer-Best Road") **50.39 feet** to a 1/2-inch rebar found at a pipe fence corner post (capped: SEARCHERS) for the West line of that 15.97 acre tract of land described in a conveyance to John Victor Gibson, found of record in Volume 337, Page 302 of said Official Public Records, for the S.E. corner of said 0.115 acre tract ("Tract 4"), for the N.N.E. of said 0.992 acre tract ("Tract 3"), for the N.N.E. corner hereof;

THENCE along the general meanders of a fence, with the West line of said 15.97 acre tract and with the North and West line of that 162.80 acre tract of land described in a conveyance to John V. Gibson, et ux., found of record in Volume 118, Page 983 of said Deed Records and with the West line of that called one hundred (100) acre tract of land described in a conveyance to Olivia Rosary Weiershausen, found of record in Volume 99, Pages 139-141 of said Deed Records, and with the East and South lines

of said 0.992 acre tract ("Tract 3"), with the East line of said 258.01 acre tract, and with the Easterly lines hereof, as follows:

S. 0 deg. 19 min. 37 sec. E., 236.80 feet to a point in the North line of said 162.80 acre tract, for the E.S.E. corner hereof, from which a pipe fence corner post found in the North line of the Mrs. Elizabeth Kent Survey No. 91, Abstract No. 705, bears for reference: N. 47 deg. 52 min. 00 sec. E., 0.6 feet;

S. 88 deg. 23 min. 28 sec. W., 699.16 feet to a point for the N.W. corner of said 162.80 acre tract, for the S.W. corner of said 0.992 acre tract ("Tract 3"), for the S.E. corner of said 0.125 acre tract ("Tract 3"), for the N.E. corner of said 258.01 acre tract, and for a Northeasterly reentrant corner hereof, from which a pipe fence corner post for the N.W. corner of said 162.80 acre tract and the N.W. corner of Survey No. 91, bears for reference: N. 0 deg. 25 min. 00 sec. E., 0.9 feet;

S. 0 deg. 44 min. 57 sec. E., 2249.35 feet to a 1/2-inch rebar found set at a cedar fence corner post for the S.W. corner of said 162.80 acre tract and for the N.W. corner of said one hundred (100) acre Weiershausen tract;

S. 0 deg. 27 min. 45 sec. W., 1140.61 feet to a 1/2-inch rebar found set at a pipe fence corner post in the West line of said one hundred (100) acre Weiershausen tract, for a Northerly N.E. corner of said 163.0 acre tract, for the S.E. corner of said 258.01 acre tract, for the S.E. corner hereof;

THENCE along the general meanders of a fence, with the North line of said 163.0 acre tract and with the South line of said 258.01 acre tract, the South line hereof, **S. 89 deg. 53 min. 36 sec. W., 3845.37 feet** to the **PLACE OF BEGINNING**, as depicted on the accompanying map of a survey of even date surveyed on the ground September 7, 2022, by Waymaker Field Services, LLC., under the supervision of Cody J. Musick, RPLS No. 6454.




Cody J. Musick,
Reg. Prof. Land Surveyor No. 6454