

A DESCRIPTION OF A 17.97 ACRE TRACT OF LAND OUT OF THE FRITZ ROOS SURVEY NO. 384, ABSTRACT NO. 1673 IN GILLESPIE COUNTY, TEXAS; BEING 17.97 ACRES OF LAND OUT OF A 167.97 ACRE TRACT IN THE NAME OF HAROLD JAMES KETRON AS DESCRIBED IN DOCUMENT 20125612, OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TEXAS; SAID 17.97 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 3" pipe fence post found at the northeast corner of the said 167.97 acre tract, being the most easterly southeast corner of a 111.26 acre tract described in Document 20125613, Official Public Records, Gillespie County, Texas, being a corner of a 2051.387 acre tract described in Document 20153665, Official Public Records, Gillespie County, Texas, for the northeast corner hereof;

THENCE with the east line of the said 167.97 acre tract and a west line of the said 2051.387 acre tract S 00°45'53" E, a distance of 744.64 feet to a ½" iron rod set (with orange plastic cap stamped RPLS 5646), for the southeast corner hereof, from which a ½" iron rod found bears S 00°45'53" E, a distance of 2492.23 feet, being the southeast corner of the said 167.97 acre tract;

THENCE over and across the said 167.97 acre tract S 75°23'12" W, a distance of 960.88 feet to a ½" iron rod set, for the most southerly southwest corner hereof;

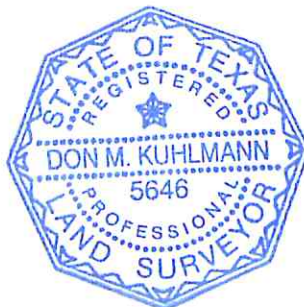
THENCE continuing over and across the said 167.97 acre tract N 17°02'07" W, a distance of 693.62 to a ½" iron rod set, S 75°23'12" W, a distance of 273.13 feet to a ½" iron rod set, S 02°47'45" W, a distance of 31.44 feet to a ½" iron rod set and S 75°23'12" W, a distance of 75.72 feet to a ½" iron rod set, for the most westerly southwest corner hereof and south end of the centerline of a 30 feet wide common use agreement created this same date;

THENCE N 02°47'45" E, a distance of 62.88 feet to a point in a cattleguard, being the south end of the centerline of a 30 feet wide easement agreement for access described in Document 20236199, Official Public Records, Gillespie County, Texas, being in the north line of the said 167.97 acre tract, being in a south line of the said 111.26 acre tract, for the northwest corner hereof;

THENCE N 75°23'12" E (BASE BEARING), at a distance of 15.72 feet pass a ½" iron rod set at the southeast corner of the said 30 wide easement agreement for access and continue a total distance of 1507.87 feet to the **POINT OF BEGINNING**, containing 17.97 acres of land, more or less.

The bearings shown hereon are based on local GPS observations for directional control.

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A CENTERLINE DESCRIPTION OF A 30 FEET WIDE COMMON USE AGREEMENT (15 FEET ON BOTH SIDES OF THE HEREIN DESCRIBED CENTERLINE) IN THE FRITZ ROOS SURVEY NO. 384, ABSTRACT NO. 1673 IN GILLESPIE COUNTY, TEXAS; BEING OVER AND ACROSS A 167.97 ACRE TRACT IN THE NAME OF HAROLD JAMES KETRON AS DESCRIBED IN DOCUMENT 20125612, OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TEXAS; SAID CENTERLINE DESCRIPTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

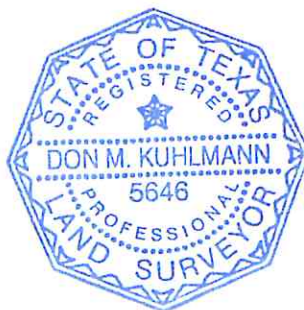
BEGINNING at a ½" iron rod set (with orange plastic cap stamped RPLS 5646) at the south end of the said 30 feet wide common use agreement, being the most westerly southwest corner of a 17.97 acre tract created this same date;

THENCE N 02°47'45" E, a distance of 62.88 feet to a point in a cattleguard for the **POINT OF TERMINATION** of this centerline description, being the south end of the centerline of a 30 feet wide easement agreement for access described in Document 20236199, Official Public Records, Gillespie County, Texas, being in the north line of the said 167.97 acre tract, being in a south line of the said 111.26 acre tract and being the northwest corner of a 17.97 acre tract created this same date, from which a ½" iron rod set bears N 75°23'12" E, a distance of 15.72 feet, being the northeast corner of the herein described 30 wide common use agreement and being the southeast corner of the said 30 feet wide easement agreement for access.

The bearings shown hereon are based on local GPS observations for directional control. The base bearing for this centerline description is the north line of the said 17.97 acre tract.

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