

STATE OF TEXAS,           \*  
COUNTY OF GILLESPIE.   \*

Field notes and accompanying map of a survey of 103.92 acres of land made at the request of Sammy Geistweidt, et ux. Said land is situated in Gillespie County, Texas, being comprised of the following:

84.6 acres of land, more or less, a part of the C. & M. R.R. Co. Survey No. 387, Abstract No. 936, and 19.32 acres of land, more or less, being a Northeasterly portion of the C. R. Mitchell Survey No. 259, Abstract No. 470, and being part of that same 336 acre tract of land described in a Warranty Deed to Sammy Geistweidt, et ux., et al., by T Anchor Ranches, LTD., dated April 21, 2015, found of record in Instrument No. 20151623 of the Official Public Records of Gillespie County, Texas;

Said 103.92 acre tract of land is described by metes and bounds as follows, to wit:

**BEGINNING** at a 1/2-inch rebar set (capped: RPLS 6454) 2.0 feet North of a fence, in said Survey No. 387, in the South line of that 298.3 acre tract of land described in a conveyance to SPDK Ranch Management, LLC., found of record in Instrument No. 20124259 of said Official Public Records, and in the North line of said 336 acre tract, for the N.E. corner hereof, from which a pipe fence corner post found for a N.E. corner of said 336 acre tract, bears for reference: N. 89 deg. 28 min. 47 sec. E., 2582.26 feet;

THENCE over and across said 336 acre tract in a Southwesterly direction, with the East and S.E. lines hereof, as follows:

**S. 3 deg. 49 min. 03 sec. E., 748.02 feet** to a 1/2-inch rebar set for the E.S.E. corner hereof;

**S. 63 deg. 38 min. 47 sec. W., 556.83 feet** to a 1/2-inch rebar set;

**S. 43 deg. 04 min. 32 sec. W.,** crossing a creek, **1027.35 feet** to a 1/2-inch rebar set;

**S. 55 deg. 52 min. 32 sec. W., 455.09 feet** to a 1/2-inch rebar set;

**S. 49 deg. 33 min. 43 sec. W.,** crossing said Survey lines, **746.61 feet** to a 1/2-inch rebar set in the East line of Keese (county) Road;

**S. 65 deg. 34 min. 31 sec. W., 40.66 feet** to a pipe fence corner post found in the West line of said Keese Road and in the West line of said 336 acre tract, for the North corner of that 20.0 acre tract of land described in a conveyance to Henry C. Roos, et ux., found of record in Volume 289, Pages 940-941 of the Real Property Records of Gillespie County, Texas, for the S.E. corner of that 10.04 acre tract of land described in a conveyance to Daniel Gardner, et al., found of record in Instrument No. 20203017 of said Official Public Records, for the most Southerly corner hereof, from which a pine fence corner post found in the East line of said 336 acre tract, bears for reference: S. 26 deg. 32 min. 49 sec. E., 179.66 feet;

THENCE along the general meanders of a fence in a Northwesterly direction, with the East lines of said 10.04 acre tract, and that 3.0 acre tract of land described in a conveyance to Brent Moldenhauer, found of record in Instrument No. 20144428 of said Official Public Records, and that 20.0 acre remainder tract of land described in a conveyance to Jerald Dean Moldenhauer, et al., found of record in Instrument No. 20094246 of said Official Public Records, and that 20.04 acre tract of land described in a conveyance to Mark William Barfield, et al., found of record in Instrument No. 20122477 of said Official Public

Records, and that 20.0 acre tract of land described in a conveyance to Coy Carl Summers, et ux., found of record in Volume 125, Pages 478-480 of the Deed Records of Gillespie County, Texas, and that 82.48 acre tract of land described in a conveyance to Diana Lea Hohmann, found of record in Volume 279, Page 270 of said Real Property Records and Volume 116, Page 542 of said Deed Records, with the West lines of Keese Road and said 336 acre tract, and with the West lines hereof, as follows:

**N. 26 deg. 05 min. 09 sec. W., 521.14 feet** to a 1/2-inch rebar found for the N.E. corner of said 10.04 acre tract and for the S.E. corner of said 3.0 acre tract;

**N. 26 deg. 27 min. 48 sec. W., 447.46 feet** to a 1/2-inch rebar found for the N.E. corner of said 3.0 acre tract and for the E.S.E. corner of said 20.0 acre remainder tract;

**N. 26 deg. 31 min. 25 sec. W., 61.15 feet** to a 1/2-inch rebar found for the E.N.E. corner of said 20.0 acre remainder tract and for the S.E. corner of said 20.04 acre tract;

**N. 26 deg. 08 min. 53 sec. W., 164.65 feet** to a 1/2-inch rebar found;

**N. 14 deg. 53 min. 15 sec. W., 121.12 feet** to a pipe fence corner post found for the N.E. corner of said 20.04 acre tract and for the S.E. corner of said 20.0 acre Summers tract;

**N. 14 deg. 50 min. 26 sec. W., 122.83 feet** to a 1/2-inch rebar found;

**N. 05 deg. 03 min. 14 sec. W., 187.40 feet** to a 1/2-inch rebar found;

**N. 3 deg. 46 min. 33 sec. E.,** crossing said Survey lines, **348.96 feet** to a pipe fence corner post found for the E.N.E. corner of said 20.0 acre Summers tract and for the S.E. corner of said 82.48 acre tract;

**N. 0 deg. 26 min. 08 sec. W., 628.23 feet** to a pipe fence corner post found in the South line of that 260.0 acre tract of land (known as "South Tract") described in a conveyance to Daniel L. Sagebiel, found of record in Volume 279, Pages 892-899 of said Real Property Records, for the N.E. corner of said 82.48 acre tract, and for the N.W. corner of said 336.0 acre tract, for the N.W. corner hereof;

THENCE along the general meanders of a fence with the South lines of said 260.0 acre tract and said 298.3 acre tract, and with the North lines of said 336.0 acre tract and hereof, as follows:

**N. 89 deg. 20 min. 16 sec. E.,** at 47.9 feet passing a pine corner post in the occupied east line of Keese (county) Road, in all **2272.26 feet** to a 20" mesquite tree corner, for the S.E. corner of said 260.0 acre tract and for the S.W. corner of said 298.3 acre tract;

**N. 89 deg. 28 min. 47 sec. E., 450.02 feet** to the **PLACE OF BEGINNING**, as depicted on the accompanying map of a survey of even date surveyed on the ground November 15, 2022 and January 25, 2023, by Waymaker Field Services, LLC., under the supervision of Cody J. Musick, RPLS No. 6454.

*All set corners described herein are 1/2 inch rebar with caps marked "RPLS 6454", unless noted otherwise.*

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

