



**BEING A 141.742 ACRE TRACT, OUT OF THE ANSELMO BERGARA SURVEY NO. 30, ABSTRACT NO. 127, THE DANIEL FRENCH SURVEY NO. 37, ABSTRACT NO. 310, AND THE JORDAN JOINER SURVEY NO. 913, ABSTRACT NO. 500 IN BURNET COUNTY, TEXAS, AND FURTHER BEING COMPRISED OF ALL OF A CALLED 102.35 ACRES CONVEYED TO GLENNA JEAN HODGE IN DOCUMENT NO. 201204568 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS AND ALL OF A CALLED 38.845 ACRE TRACT CONVEYED TO GLENNA JEAN HODGE IN DOCUMENT NO. 201304184 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 141.742 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:**

**BEGINNING** at a 3" pipe fence corner post at the southwest corner of said 38.845 acre tract and the southeast corner of that called West Tract conveyed to William I. Pell in Document No. 201204893 of the Official Public Records of Burnet County, Texas along the north line of a called 332.689 acre tract conveyed to Arnold William Warden, Et Ux in Volume 203, Page 861 of the Deed Records of Burnet County, Texas, for the southwest corner hereof;

**THENCE** North 37°30'04" West, along the common line of said West Tract and said 38.845 acre, generally along a fence, a distance of 500.00' to a 1/2" iron pin found at the most westerly corner of said 38.845 acre tract and hereof at the southwest corner of a remnant of that called East Tract conveyed to Jason Christopher Hahn in Document No. 201204893 of the Official Public Records of Burnet County, Texas;

**THENCE** North 37°49'27" East, along the common boundary of said remnant tract and said 38.845 acre tract, generally along a fence, a distance of 1271.77' to a 3" pipe fence post at a southeast corner of said remnant tract and the southwest corner of a called 21.125 acre tract conveyed to Brett Layne Hodge in Document No. 201306472;

**THENCE** North 55°59'01" East, along the common boundary of said 21.125 acre tract and said 38.845 acre tract, leaving said fence, a distance of 716.04' to a 1/2" iron pin found at the southeast corner of said 21.125 acre tract and the southwest corner of a called 23.09 acre tract conveyed to Brett Layne Hodge in Document No. 200702888 of the Official Public Records of Burnet County, Texas at the northeast corner of said 38.8456 acre tract and a southerly northwest corner of said 102.35 acre tract;

**THENCE** along the common line of said 23.09 acre tract and said 102.35 acre tract the following courses and distances:

- 1) North 64°29'44" East, a distance of 775.81' to a 1/2" iron pin found;
- 2) North 00°07'26" East, a distance of 206.61' to a 1/2" iron pin found east of a fence;
- 3) North 04°46'00" West, generally along a fence, a distance of 663.54' to a 1/2" iron pin found at the northeast corner of said 23.09 acre tract and the northwest corner of said 102.35 acre tract along the south line of a called 37.58 acre tract conveyed to Alan Kilburn, Et Ux in Volume 1442, Page 833 of the Official Public Records of Burnet County, Texas, for the northwest corner hereof;

**THENCE** along the north line of said 102.35 acre tract and the south line of said Kilburn tract and then the south line of a remnant of a called 135 acre tract conveyed to Larry N. Hodge in Volume 131, Page 531 of the Deed Records of Burnet County, Texas, generally along a fence, the following courses and distances:

- 1) South 88°17'09" East, a distance of 604.42' to a 1/2" iron pin found;
- 2) South 88°11'33" East, a distance of 378.87' to a 1/2" iron pin found;
- 3) South 87°35'38" East, a distance of 303.61' to a 1/2" iron pin found;
- 4) South 87°28'02" East, a distance of 333.65' to a 3" pipe fence post at the southeast corner of said Kilburn tract and a southwest corner of said Hodge remnant tract;
- 5) South 87°30'22" East, leaving said fence, a distance of 616.66' to a 1/2" iron pin found approximately 18' north of said fence at a northerly southeast corner of said Hodge remnant tract, for an interior corner of said 102.35 acre tract and hereof;

**THENCE** continuing along the common boundary of said 102.35 acre tract and said Hodge remnant tract, along an unfenced line, the following courses and distances:

- 1) North 21°05'17" East, a distance of 182.02' to a 1/2" iron pin found along the approximate center of Burnet County Road No. 201, at the most northerly northeast corner of said 102.35 acre tract and hereof;
- 2) Along the approximate center of said County Road, along a curve to the left having an arc length of 102.41', a radius of 893.67', a chord bearing of South 08°08'14" East, and a chord length of 102.35' to a 1/2" iron pin found along the occupied west right-of-way line of the Georgetown Railroad Company Railroad of record in Volume 355, Page 700 of the Real Property Records of Burnet County, Texas, for a northeast corner of said 102.35 acre tract and hereof;

**THENCE** along the east line of said 102.35 acre tract and the said occupied railroad right-of-way line, along an unfenced line, the following courses and distances:

- 1) South 21°06'36" West, a distance of 976.80' to a 1/2" iron pin found;
- 2) South 22°24'10" West, a distance of 803.51' to a 1/2" iron pin found, at a southeast corner of said 102.35 acre tract and hereof;

**THENCE** leaving said right-of-way line along the southerly line of said 102.35 acre tract and the northerly line of a remnant of a called 152 acre tract conveyed to Larry N. Hodge in Volume 131, Page 531 of the Deed Records of Burnet County, Texas, the following courses and distances:

- 1) South 35°47'37" West, a distance of 15.56' to a 1/2" iron pin found;
- 2) South 37°38'00" West, a distance of 54.05' to a 1/2" iron pin set on the north side of a fence;
- 3) South 51°47'16" West, crossing said fence, a distance of 138.56' to a 1/2" iron pin found on the south side of said fence;
- 4) South 68°41'15" West, generally along a fence, at a distance of 1075.59' pass a 1/2" iron pin found, and for a total distance of 1789.91' to a 1/2" iron pin found at the southwest corner of said 102.35 acre tract and an interior corner of said remnant of 152 acre Hodge tract;
- 5) North 21°11'46" West, generally along a fence, a distance of 47.85' to a 1/2" iron pin found;
- 6) North 01°15'59" West, leaving said fence, a distance of 13.85' to a 1/2" iron pin found at the southeast corner of said 38.845 acre tract and a northeast corner of said remnant of 152 acre Hodge tract, for an interior corner hereof;