

BUSHONG LAND SURVEYING

Land Surveying Across The Lone Star State

217 Looker Dr. • Ingram, Texas 78025
Phone: (830) 928-4070 • Email: benge.bls@gmail.com
www.bushonglandsurveying.com

DESCRIPTION OF 33.11 ACRES OF LAND OUT OF SURVEY NO. 40, BLOCK I, SCHLEICHER COUNTY, TEXAS.

Being 33.11 acres of land, a part of Survey No. 40, D.W. Berry, Block I, Abstract No. 789, lying and being situated in Schleicher County, Texas. Subject tract being a part of the lands described as 35.00 acres in a deed from 2019 BLT Investments, LLC, to Rebecca L. Porter dated June 28, 2021 and recorded in Document 20210000443 of the Official Public Records of Schleicher County, Texas. Subject tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron stake set in the west right-of-way line of R.M. Highway No. 2084 (right-of-way easement) marking the southeast corner of a certain 105.00 acre tract (Doc. 202100000246), southwest corner of a certain 2.92 (Doc. 202100000246), northeast corner of said 35.00 acre tract, northwest corner of a certain 1.61 acre tract (Doc. 20210000442), and east terminus of an existing 60' wide road easement (Doc. 20210000010), which encumbers this described tract;

THENCE (basis of bearings – GPS readings) with the common line between said 35.00 acre tract and said 105.00 acre tract, also being the centerline of said existing 60' wide road easement as follows:

S 89° 18' W, 39.40 feet; set cotton spindle
S 88° 09' W, 674.53 feet; set cotton spindle
S 87° 09' W, 687.47 feet; set cotton spindle
N 80° 09' W, 181.28 feet; set cotton spindle
S 80° 59' W, a distance of 71.15 feet to a set ½" iron stake marking the northwest corner of said 35.00 acre tract and most easterly northeast corner of a certain 235.00 acre tract (Doc. 20210000464);


THENCE S 0° 00' E along or near fence and extension thereof with the common line between subject tract and said 235.00 acre tract a distance of 864.64 feet to a ½" iron stake set in the north line of an existing 50' wide road easement (Vol. 447, Pg. 704) marking the southwest corner of subject tract and northwest corner of a 50' wide strip (Doc. 20210000563), from which a set ½" iron stake marking the southwest corner of said 35.00 acre tract and southwest corner of said 50' wide strip bears S 0° 00' E, 50.00 feet;

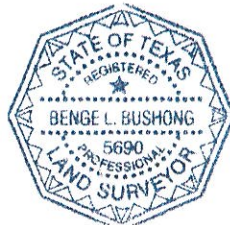
THENCE S 89° 58' E over and across said 35.00 acre tract with the north line of said 50' wide strip, along or near fence, a distance of 1647.80 feet to a ½" iron stake set in the west right-of-way line of R.M. Highway No. 2084 marking the southeast corner of subject tract and northeast corner of said 50' wide strip;

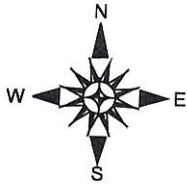
THENCE N 0° 05' E with the west right-of-way line of said highway, east line of said 35.00 acre tract, and west line of said 1.61 acre tract, a distance of 902.25 feet to the place of BEGINNING.

Surveyed on the ground February 23, 2026. Job No. 26-4343 (toenail33.trv)

I, Benge L. Bushong certify that this survey was made on the ground, under my supervision, on the date shown.


Benge L. Bushong
R.P.L.S. No. 5690
Firm# 10055200

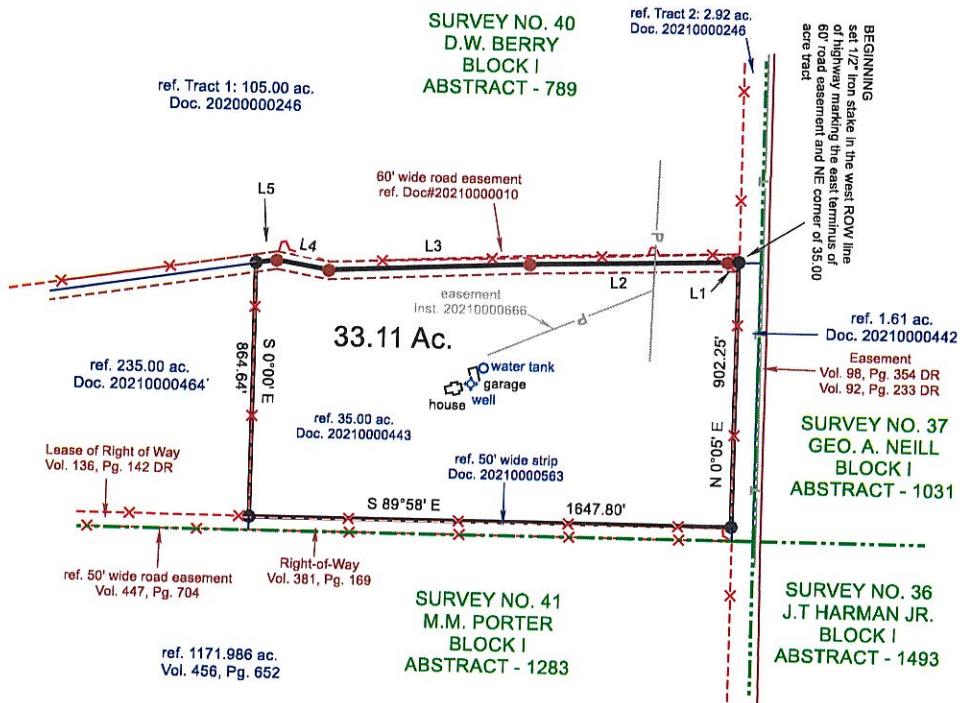




Scale: 1" = 500'
 Bearings - GPS True North
 Survey date: February 23, 2026

LEGEND	
●	found iron stake
●	set 1/2" iron stake
○	unmarked point
●	set cotton spindle
⊗	fence corner post
—	boundary line
—P—	overhead electrical line
—X—	fence
—	survey line
—T—	telephone line

Line Table		
LINE	BEARING	DISTANCE
L1	S89°18'W	39.40'
L2	S88°09'W	674.53'
L3	S87°09'W	687.47'
L4	N80°09'W	181.28'
L5	S80°59'W	71.15'



PLAT SHOWING:
 33.11 acres of land, a part of Survey No. 40, D.W. Berry, Block I, Abstract No. 789, lying and being situated in Schleicher County, Texas. Subject tract being a part of the lands described as 35.00 acres in a deed from 2019 BLT Investments, LLC, to Rebecca L. Porter dated June 28, 2021 and recorded in Document 20210000443 of the Official Public Records of Schleicher County, Texas.

I hereby certify that this survey was made on the ground under my supervision and that there are no intrusions or protrusions of improvements visible or apparent on the ground except as shown.

I, Benge L. Bushong certify that this survey was made on the ground, under my supervision, on the date shown.

B. Bushong
 Benge L. Bushong
 R.P.L.S. No. 5690
 Firm# 10055200



217 Looker Dr. - Ingram, Tx. 78025
 Phone: 830-928-4070
 Email: benge.bis@gmail.com
bushonglandsurveying.com