



## **FIELD NOTE DESCRIPTION OF A 52.11 ACRE TRACT OF LAND**

Being a **52.11 acre** tract of land situated in the T.M. Smith Survey No. 109, Abstract No. 1035, Blanco County, Texas and being the remaining part of a called 52.21 acre tract of land recorded in Document No. 173463, Official Public Records, Blanco County, Texas and described in Volume 135, Page 540, Deed Records, Blanco County, Texas, said **52.11 acre** tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2" iron rod found in the west line of a called 16.8 acre tract of land recorded in Volume 87, Page 36, Deed Records, Blanco County, Texas, for the northeast corner of a called 51.69 acre tract of land (surveyed this date as 51.77 acres) recorded in Volume 135, Page 582, Deed Records, Blanco County, Texas, the southeast corner of the above referenced 52.21 acre tract and herein described tract;

**THENCE** with northerly lines of said 51.69 acre tract and southerly lines of said 52.21 acre tract the following courses and distances:

**North 89 degrees 31 minutes 22 seconds West**, a distance of **670.16 feet** to a 4" metal fence post found;

and **South 70 degrees 10 minutes 11 seconds West**, a distance of **733.29 feet** to a 4" metal fence post found for a corner of a called 60.15 acre tract of land recorded in Volume 135, Page 546, Deed Records, Blanco County, Texas, the northwest corner of said 51.69 acre tract, the southernmost southwest corner of said 52.21 acre tract and herein described tract;

**THENCE** with an easterly line of said 60.15 acre tract and a westerly line of said 52.21 acre tract, **North 08 degrees 35 minutes 38 seconds West**, a distance of **215.11 feet** to a 4" metal fence post found for the easternmost corner of a called 0.08 acre tract of land recorded in Document No. 191091, Official Public Records, Blanco County, Texas, the northeast corner of said 60.15 acre tract, an interior corner of said 52.21 acre tract and herein described tract;

**THENCE** with northerly lines of said 0.08 acre tract the following courses and distances:

**North 76 degrees 27 minutes 35 seconds West**, a distance of **420.73 feet** to a 4" metal fence post found;

and **North 89 degrees 29 minutes 00 seconds West**, a distance of **74.42 feet** to a 60D nail set in a 1-1/2" PVC pipe found for a north corner of said 60.15 acre tract, the westernmost corner of said 0.08 acre tract and a south corner of the herein described tract;

**THENCE** with a north line of said 60.15 acre tract and a south line of said 52.21 acre tract, **North 89 degrees 17 minutes 16 seconds West**, a distance of **839.09 feet** to a 4” metal fence post found in or near the east line of the 3rd Tract recorded in Volume 89, Page 815, Deed Records, Blanco County, Texas, for the northwest corner of said 60.15 acre tract, the westernmost southwest corner of said 52.21 acre tract and herein described tract;

**THENCE** with the west line of said 52.21 acre tract and along the east line of said 3rd Tract, **North 01 degrees 10 minutes 26 seconds West**, a distance of **907.88 feet** to 4” metal fence post found at or near the southwest corner of the 4th Tract recorded in Volume 89, Page 815, Deed Records, Blanco County, Texas, for the northwest corner of said 52.21 acre tract and herein described tract;

**THENCE** with north line of said 52.21 acre tract and along the south line of said 4th Tract, **South 87 degrees 40 minutes 34 seconds East**, a distance of **2024.44 feet** to a 1/2” iron rod found for the westernmost corner of a called 6.24 acre tract of land recorded in Volume 135, Page 546, Deed Records, Blanco County, Texas, the northernmost northeast corner of said 52.21 acre tract and herein described tract;

**THENCE** with southwesterly lines of said 6.24 acre tract and northeasterly lines of said 52.21 acre tract the following courses and distances:

**South 34 degrees 13 minutes 08 seconds East**, a distance of **293.27 feet** to a 4” metal fence post found;

**South 47 degrees 52 minutes 10 seconds East**, a distance of **314.69 feet** to a 3” metal fence post found;

and **South 48 degrees 41 minutes 31 seconds East**, a distance of **411.04 feet** to a 1/2” iron rod found in the west line of the aforementioned 16.8 acre tract, for the southernmost corner of said 6.24 acre tract, the easternmost northeast corner of said 52.21 acre tract and herein described tract;

**THENCE** with the east line of said 52.21 acre tract and west line of said 16.8 acre tract, **South 01 degrees 03 minutes 51 seconds East**, a distance of **179.82 feet** to the **POINT OF BEGINNING** containing **52.11 acres** of land.

Notes:

1. Basis of Bearing: Texas State Plane Coordinate System, Central Zone, NAD83
2. A survey plat was prepared by separate document.
3. 1/2” iron rods set with a yellow “WCR” plastic cap.



  
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