



**FIELD NOTES
FOR
A 5.00 ACRE TRACT**

A 5.00 acre tract of land, out of the Wesley Johnson Survey, Abstract 348 and being a portion of a 10.00 acre tract of land conveyed to Barbara A. and Jerry A. Booe of record in Document No. 170154 of the Official Public Records of Blanco County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", in a curve in the west line of the 10.00 acre tract and in the east line of a 0.66 of an acre tract conveyed to Mount Horeb Baptist Church of record in Volume 411 Page 106 of the Official Public Records of Blanco County, Texas and for the westerly northwest corner of the tract describe here in, from which a found 1/2" iron rod for the northeast corner of the 0.66 of an acre tract, chord bearing N15°38'56" W, a distance of 85.19 feet;

THENCE: into and across the 10.00 acre tract the following two (2) courses:

1. **S 73°55'18" E**, a distance of **929.93 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an interior angle point, and
2. **N 18°46'34" E**, a distance of **432.18 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying" in the south line of a 57.18 acre tract of land conveyed to Harace L. Coffee of record in Volume 322, Page 464 of the Official Public Records of Blanco County, Texas and in the north line of the 10.00 acre tract of land, for the northwest corner of the tract described herein, from which a found 1/2" iron rod with a Cuatro Cap, for the northwest corner of the 10.00 acre tract, bears N72°02'35" W, a distance of 293.93 feet;

THENCE: S 72°02'35" E, along and with the south line of the 57.18 acre tract and north line of the 10.00 acre tract, a distance of **418.17 feet** to a found fence post in the northwest line of a 6.8 acre tract of land conveyed to Randall S. Handberry of record in Document No. 182780 of the Official Public Records of Blanco County, Texas, for the southeast corner of the 57.18 acre tract and the northeast corner of the 10.00 acre tract and the tract described herein;

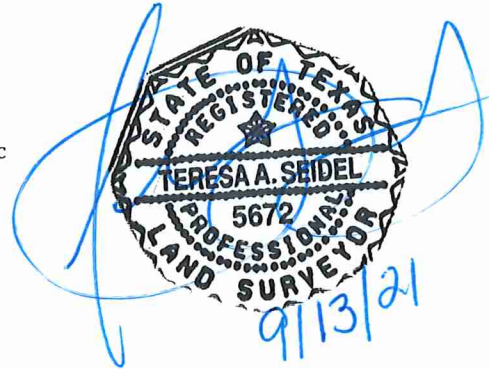
THENCE: S 18°46'34" W, along and with the northwest line of the 6.8 acre tract and a 17.30 acre tract of land conveyed to Troy Lee Handberry and Cheryl L. Wegesin of record in Volume 445 Page 905 of the Official Public Records of Blanco County, Texas and the southeast line of the 10.00 acre tract, a distance of **448.49 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for the northeast corner of a 18.33 acre tract of land conveyed to Larry Lange of Document No. 181923 of the Official Public Records of Blanco County, Texas and for the southeast corner of the tract described herein, from which a found fence post for the northeast corner of a 11.8 acre tract of land conveyed to Travis B. and Mary A. Payton of record in Document No. 180539 of the Official Public Records of Blanco County, Texas and the southeast corner of the 18.33 acre tract of land, bears S 18°46'34" W, a distance of 789.79 feet;

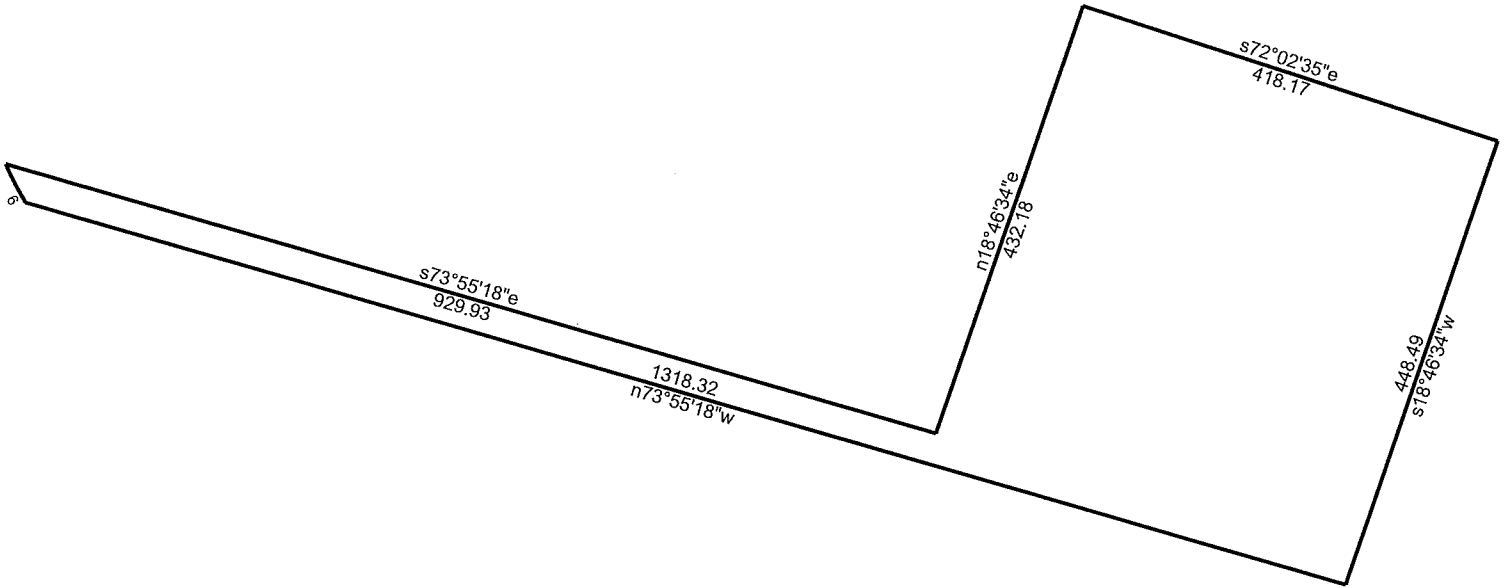
THENCE: N 73°55'18" W, along the south line of the 10.00 acre tract and the north line of the 18.33 acre tract of land, a distance of **1318.32 feet** to a found 1/2" iron rod with Cuatro Cap in the east line of the 0.66 of an acre tract of land and for the southwest corner of the tract described herein;

THENCE: with the east line of the 0.66 of an acre tract with a curve to the right having an **arc of 41.61 feet**, a **radius of 301.00 feet**, a delta of 7°55'16" and a chord bears **N 27°44'43" W**, a distance of **41.58 feet** to the **POINT OF BEGINNING** and containing 5.00 acres more or less, in Blanco County, Texas. Said tract being described in accordance with an Exhibit prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane Central Zone.

Exceptions: Said property is encumbrance and subject to an unrecorded Ingress and Egress Easement, known as County Road 409, Peyton Colony Road.

Job No.: Gary Jones
Prepared by: KFW Surveying
Date: November 11, 2016
File: S:\Draw 2016\Gary Jones\DOCS\FN 10.00 Ac.doc





9/13/2021

Scale: 1 inch= 184 feet

File: 5.00AC.ndp

Tract 1: 5.0013 Acres (217858 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/852872), Perimeter=3589 ft.

01 s73.5518e 929.93

02 n18.4634e 432.18

03 s72.0235e 418.17

04 s18.4634w 448.49

05 n73.5518w 1318.32

06 Rt, r=301.00, arc=41.61, chord=n27.4443w 41.58