

BEING A 171.004 ACRE TRACT OUT OF THE JOHN GREEN, JR. SURVEY NO. 1, ABSTRACT NO. 226 IN BLANCO COUNTY, TEXAS AND BEING OUT OF A REMNANT OF A 490.5 ACRE TRACT CONVEYED TO RICHARD B. SCHROETER IN VOLUME 143, PAGE 828 OF THE DEED RECORDS OF BLANCO COUNTY, TEXAS, SAID 171.004 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

BEGINNING at a calculated point along the southwest right-of-way line of Ranch Road 962 at the northwest corner of said 490.5 acre tract and the northeast corner of a called 706.5 acre tract conveyed to Pamela W. Reese, Et Al in Volume 163, Page 67 of the Deed Records of Blanco County, Texas, for the northwest corner hereof, whence a TXDOT Type I concrete right-of-way monument bears North 51°41'544" West, a distance of 72.06';

THENCE along the southwest right-of-way line of said highway with a curve to the left having an arc length of 125.13', a radius of 5769.58', a chord bearing of South 52°40'29" East, and a chord length of 125.13' to a 1/2" iron pin set;

THENCE crossing said 490.5 acre tract, the following courses and distances:

- 1) South 36°05'39" West, a distance of 22.32' to a 1/2" iron pin set;
- 2) South 21°19'45" East, a distance of 115.15' to a 1/2" iron pin found 30' southwest of the northwest line of said 490.58 acre tract, and the southwest line of a called 501.83 acre tract conveyed to Donald R. Casey, Jr., Et Al in Volume 73, Page 314 of the Deed Records of Blanco County, Texas;

THENCE continuing across said 490.5 acre tract along a line 30' southwest of and parallel to said common boundary the following courses and distances:

- 1) South 29°52'07" East, a distance of 1157.91' to a 1/2" iron pin found;
- 2) South 29°47'48" East, a distance of 1057.52' to a 1/2" iron pin found;

THENCE South 44°44'07" West, continuing across said 490.5 acre tract, crossing a roadway within the approximate right-of-way of a 60' wide access easement described in Termination of Ingress and Egress Easement of record in Volume 386, Page 47 of the Deed Records of Blanco County, Texas and also the approximate right-of-way of a 30' wide access easement of record in Volume 490 Page 914 of the Deed Records of Blanco County, Texas, a distance of 35.98' to a 1/2" iron pin found;

THENCE continuing across said 490.5 acre tract along the easterly and southerly lines hereof, along the westerly and northerly side of said roadway, the following courses and distances:

- 1) South 27°40'20" East, a distance of 72.80' to a 1/2" iron pin found;
- 2) South 01°41'05" East, a distance of 464.01' to a 1/2" iron pin found;
- 3) South 09°42'58" East, a distance of 322.25' to a 1/2" iron pin found;
- 4) South 06°16'17" West, a distance of 289.97' to a 1/2" iron pin found;
- 5) South 39°00'08" West, a distance of 177.66' to a 1/2" iron pin found;
- 6) South 67°33'31" West, a distance of 69.10' to a 1/2" iron pin found;
- 7) North 86°18'47" West, a distance of 83.19' to a 1/2" iron pin set;

- 8) North 79°41'01" West, a distance of 169.53' to a 1/2" iron pin set;
- 9) South 72°15'12" West, a distance of 289.42' to a 1/2" iron pin set;
- 10) South 58°09'26" West, a distance of 232.61' to a 1/2" iron pin found;
- 11) South 52°14'51" West, a distance of 115.36' to a 1/2" iron pin found;
- 12) South 39°59'35" West, a distance of 336.25' to a 1/2" iron pin found;
- 13) South 50°08'02" West, a distance of 336.13' to a 1/2" iron pin found;
- 14) South 51°10'10" West, a distance of 396.96' to a 1/2" iron pin found
- 15) South 23°22'07" West, a distance of 152.91' to a 1/2" iron pin found;

THENCE South 65°30'13" West, leaving said roadway, a distance of 58.48' to a 2" pipe fence post at a southerly northeast corner of a called 100.36 acre tract conveyed to Vista Ranch, LTD. in Volume 358, Page 545 of the Deed Records of Blanco County, Texas, for the south corner hereof;

THENCE along the westerly line hereof and easterly line of said 100.36 acre tract and then southeasterly line of said 706.5 acre tract, generally along a fence with a line of 2" pipe fence posts, the following courses and distances:

- 1) North 53°38'05" West, a distance of 831.94';
- 2) North 17°37'37" West, a distance of 862.48';
- 3) North 14°30'19" East, a distance of 442.13';
- 4) North 23°59'12" East, a distance of 2627.10';
- 5) North 43°39'46" East, a distance of 454.59';
- 6) North 25°11'30" East, at a distance of 117.24' pass a 2" pipe fence post, for a total distance of 118.45', to the **Point of Beginning**, and containing 171.004 acres, more or less.

I hereby certify that this survey was prepared on the ground and was surveyed by me or under my direct supervision and that this professional service meets or exceeds the current minimum standards of practice as established by the Texas Board of Professional Land Surveying. Basis of Bearings are to Texas Coordinate System, Central Zone. A Plat of Survey of even date was prepared as is intended to accompany the above described tract of land.

Kyle P. Cuplin Dated: 12/14/2015
 Registered Professional Land Surveyor No. 5938

