

Comal CAD

**10.87 ACRES OF LAND
OUT OF LOT 130 (A.K.A. LOT 130-A),
FOREST VIEW NORTH, UNIT No. 2,
A SUBDIVISION IN COMAL COUNTY, TEXAS**

BEING A TRACT OR PARCEL CONTAINING 10.87 ACRES OF LAND OUT OF LOT 130 (A.K.A. LOT 130-A), FOREST VIEW NORTH, UNIT No. 2, A SUBDIVISION OF RECORD IN VOLUME 3, PAGES 72-73, PLAT RECORDS OF COMAL COUNTY, TEXAS; BEING THE WEST PORTION OF SAID LOT 130 AND BEING THAT SAME CALLED 11.00 ACRE TRACT CONVEYED TO DAVID A. DION, JR. BY EXECUTOR'S DEED RECORDED IN DOCUMENT No. 9706018783, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS (O.P.R.C.C.T.); SAID 10.87 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE REFERENCED TO THE WEST LINE OF SAID FOREST VIEW NORTH SUBDIVISION):

BEGINNING

at a 1/2-inch iron rod found marking the southwest corner of said Lot 130, said Lot 130-A, and the herein described tract;

THENCE

North 00°23'00" East (bearing basis per subdivision plat), with fence and the west line of said Lots 130 and 130-A, a distance of 576.26 feet to a 1/2" iron rod found marking the northwest corner of said Lot 130, said Lot 130-A, and the herein described tract;

THENCE

South 89°39'39" East, with fence and the north line of said Lots 130 and 130-A, a distance of 819.14 feet to a 1/2-inch iron rod found marking the northwest corner of Lot 130-B (described in Volume 183, Page 777, O.P.R.C.C.T.) and a 20-foot right-of-way easement (also described in Volume 183, Page 777, O.P.R.C.C.T.); said iron rod also marking the northeast corner of said Lot 130-A and the herein described tract, from which a 1/2-inch iron rod found in the west right-of-way line of Aspen Ridge and marking the northeast corner of said Lot 130 and said 20-foot right-of-way easement bears South 89°39'39" East, 534.37 feet;

THENCE

South 00°27'11" West, with fence and the common line of said Lots 130-A and 130-B, at 20.00 feet passing the southwest corner of said right-of-way easement, continuing for a total distance of 585.73 feet to a 1/2-inch iron rod found in the south line of said Lot 130 and marking the southwest corner of said Lot 130-B and the southeast corner of said Lot 130-A and the herein described tract;

THENCE

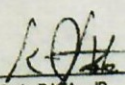
with the south line of said Lots 130 and 130-A, the following two (2) calls:

- (1) North 88°41'34" West, a distance of 575.95 feet to an angle point;
- (2) South 89°20'00" West, a distance of 242.60 feet to the **POINT OF BEGINNING** and containing 10.87 acres of land. A survey plat prepared by Driftwood Surveying accompanies this metes and bounds description.

TOGETHER

with easement rights as set forth in said Volume 183, Page 777, O.P.R.C.C.T.

1/9/26
DATE


RUDOLF J. PATA, JR. RPLS #5388



Page 2 of 2

Driftwood Surveying
Professional Land Surveyors

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METES AND BOUNDS

10.87 ACRES OF LAND OUT OF LOT 130 (A.K.A. LOT 130-A), FOREST VIEW NORTH, UNIT No. 2, A SUBDIVISION OF RECORD IN COMAL COUNTY, TEXAS

ADDRESS

680 ASPEN RIDGE, BLANCO, TEXAS 78606

PREPARED FOR:	TITLE# OIL FILE# NO. 05-13005495	DATE: 01-09-06
FIERRO	COMMITMENT NO. 05-13005495	PROJECT NO. CC00506