



**FIELD NOTE DESCRIPTION OF A  
28.91 ACRE TRACT OF LAND**

Being a **28.91 acre** tract of land situated in the E. Eberling Survey No. 54, Abstract No. 866 and the Brooks & Burleson Survey No. 53, Abstract No. 670, Blanco County, Texas and being the remaining part of a called 39.895 acre tract of land recorded in Volume 310, Page 721, Official Public Records, Blanco County, Texas, said **28.91 acre** tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a mag nail found for the intersection of the southwest right-of-way line of F.M. Highway No. 962 with the approximate centerline of Smith-West Ranch Road, for the northwest corner of that certain 11.00 acre tract of land recorded in Document No. 210749, Official Public Records, Blanco County, Texas, the easternmost corner of said 39.895 acre tract and herein described tract.

**THENCE** along the approximate centerline of Smith-West Ranch Road, a northwest line of said 11.00 acre tract, and a southeast line of said 39.895 acre tract, **S 26°04' 24" W**, a distance of **264.61** to a calculated point for a south corner of the herein described tract;

**THENCE** with the northeast line of a called 11.0 acre tract of land recorded in Volume 447, Page 441, Official Public Records, Blanco County, Texas, **N 55°09' 45" W**, at 10.89' passing a 1/2" iron rod found and continuing a total distance of **817.73'** to a bent 1/2" iron rod found for the northernmost corner of said 11.0 acre tract and an interior corner of herein described tract;

**THENCE** with northwest lines of said 11.0 acre tract the following courses and distances:

**S 35°23' 27" W**, a distance of **210.77'** to a 2.5" metal fence post found;

and **S 35°43' 01" W**, a distance of **338.59'** to a 1/2" iron rod set in the northeast line of a called 200 acre tract of land recorded in Volume 333, Page 467, Official Public Records, Blanco County, Texas and the southwest line of said 39.895 acre tract for the westernmost corner of said 11.0 acre tract and a south corner of herein described tract;

**THENCE** with the northeast line of said 200 acre tract and the southwest line of said 39.895 acre tract, **N 54°23' 38" W**, a distance of **1875.08'** to a 60D nail found in the southerly line of a called 200.00 acre tract of land recorded in Volume 464, Page 826, Official Public Records, Blanco County, Texas for the northeasterly corner of said 200 acre tract, the northwest corner of said 39.895 acre tract and herein described tract;

**THENCE** with the southerly line of said 200.00 acre tract and the northerly line of said 39.895 acre tract **N 87°51' 54" E**, a distance of **1340.38'** to a 1/2" iron rod found in the curved

southwesterly right-of-way line of F.M. Highway No. 962 for the southeast corner of said 200.00 acre tract, the northeast corner of said 39.895 acre tract and herein described tract;

**THENCE** with the southwesterly right-of-way line of F.M. Highway No. 962 and the northeasterly lines of said 39.895 acre tract the following courses and distances:

with a curve to the right an arc distance of **785.00'**, a radius of **2906.88'**, a central angle of **15°28' 22"** and a chord which bears **S 50°29' 23" E**, a distance of **782.62'** to a 60d nail found;

and **S 58°13' 35" E**, a distance of **809.84'** to the **POINT OF BEGINNING** containing **28.91 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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