

LINE	DIRECTION	DISTANCE
L1	N89° 33'16" W	63.50
L2	N01° 01'12" W	318.72

583.97 ACRES  
VOLUME 211, PG. 747

15.09 ACRES  
VOLUME 429, PAGE 738

7.00 ACRES  
VOLUME 485, PAGE 613

16.28 ACRES  
VOLUME 487, PAGE 647

90.51 ACRES  
PORTION OF 118.79 ACRES  
VOLUME 412, PAGE 638

WILLIAM S. STILLWELL SURVEY NO. 60, ABSTRACT NO. 564

EL PASO IRRIGATION CO.  
SURVEY NO. 11, ABSTRACT NO. 188

TRACT 16  
SANDY OAKS SUB.  
VOL. 1, PG. 265  
PLAT RECORDS

TRACT 17  
SANDY OAKS SUB.  
VOL. 1, PG. 265  
PLAT RECORDS

TRACT 18  
SANDY OAKS SUB.  
VOL. 1, PG. 265  
PLAT RECORDS

TRACT 1  
PEDERNALES RANCH EST.  
VOL. 1, PG. 70  
PLAT RECORDS

F.M. HIGHWAY NO. 1323

POINT OF BEGINNING  
3 INCH METAL

789.24

N01° 01'12" W

884.98

N01° 01'12" W

632.35

N89° 32'59" E

2519.85

3 INCH METAL

1903.27

N89° 44'17" E

3 INCH METAL

546.57

S01° 08'47" E

750.08

S01° 06'16" E

750.10

S01° 11'09" E

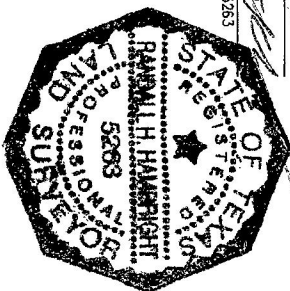
588° 32'59" W

10 INCH CEMENT

#### LEGEND

- 1/2 INCH IRON ROD FOUND
- FENCE CORNER AS NOTED
- x-x- WIRE FENCE
- CONCRETE MONUMENT FOUND

0 200 400 800  
BEARING BASIS IS NAD 983, GRID NORTH



DATE 09-06-16  
RANDALL H. HAMBRICHT, R.P.L.S. NO. 5263

I, RANDALL H. HAMBRICHT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO ROBERT J. TORRES, FIRST AMERICAN TITLE INSURANCE COMPANY, COUNTY-WIDE TITLE COMPANY, AND LENDER THAT I HAVE MADE A SURVEY ON THE GROUND OF THE PROPERTY SHOWN HEREON AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, ENCROACHMENTS, VISIBLE UTILITY LINES OR EASEMENTS KNOWN TO ME EXCEPT AS SHOWN HEREON AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY.

EASEMENTS AS LISTED IN SCHEDULE B OF FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE OF NO. 16-234 EFFECTIVE JUNE 23, 2006 AFFECTING THE SUBJECT PROPERTY ARE SHOWN HEREON.

DATE: 09-06-16  
FILE NAME: 016-130  
JOB NO.: 016-130

#### HAMBRICHT LAND SURVEYING

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JOHNSON CITY, TEXAS 76836  
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TEXAS FIRM NO. 100587-00

#### MAP TO ACCOMPANY FIELD NOTE NO. 016-130

SURVEY OF 90.51 ACRES  
SITUATED IN THE WILLIAM S. STILLWELL  
SURVEY NO. 60, ABSTRACT NO. 564, THE  
EL PASO IRRIGATION COMPANY SURVEY NO.  
11, ABSTRACT NO. 188 AND THE W. RINGO  
SURVEY NO. 30, ABSTRACT NO. 505, BLANCO COUNTY, TEXAS

## **HAMBRIGHT LAND SURVEYING**

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SEPTEMBER 06, 2016, JOB NO. 016-130, FIELD NOTE NO. 016-130, PROJECT: 90.51 ACRES

### **FIELD NOTES**

A DESCRIPTION OF A 90.51 ACRE TRACT OF LAND BEING A PORTION OF THAT CERTAIN 118.79 ACRE TRACT OF LAND DESCRIBED IN VOLUME 412, PAGE 638 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS SITUATED IN THE WILLIAM S. STILLWELL SURVEY NO. 60, ABSTRACT NO. 564, THE EL PASO IRRIGATION COMPANY SURVEY NO. 11, ABSTRACT NO. 188 AND THE W. RINGO SURVEY NO. 30, ABSTRACT NO. 505 IN SAID COUNTY, SAID 90.51 ACRES AS SHOWN ON THE ACCOMPANYING MAP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** at a 3 inch metal post for the southwest corner of said 90.51 acres, being the southwest corner of said 118.79 acres, being the northwest corner of Tract 1 of Pedernales Ranch Estates, Phase II, a subdivision of record shown by plat recorded in Volume 1, Page 70 of the Plat Records of said County and being in the east line of F.M. Highway No. 1323;

THENCE along the west line of said 90.51 acres, being the west line of said 118.79 acres and being the east line of said Highway, N19°33'16"W, 63.50 feet to a ½ inch iron rod found for a west corner of said 90.51 acres, being the southwest corner of that certain 16.28 acre tract of land described in Volume 487, Page 647 of the Official Public Records of said County;

THENCE along an upper south line of said 90.51 acres, being the south line of said 16.28 acres, N89°32'59"E, 632.35 feet to a ½ inch iron rod found for an ell corner of said 90.51 acres, being the southeast corner of said 16.28 acres;

THENCE along a west line of said 90.51 acres, being the east line of said 16.28 acres, N01°01'12"W, 884.98 feet to a 1.2 inch iron rod found for the northeast corner of said 16.28 acres, being the southeast corner of that certain 7.00 acre tract of land described in Volume 485, Page 613 of the Official Public Records of said County;

THENCE continuing along the west line of said 90.51 acres, being the east line of said 7.00 acres, N01°01'12"W, 318.72 feet to a ½ inch iron rod found for the northeast corner of said 7.00 acres, being the southeast corner of that certain 15.09 acre tract of land described in Volume 429, Page 738 of the Official Public Records of said County;

THENCE continuing along the west line of said 90.51 acres, being the east line of said 15.09 acres, N01°01'12"W, 789.24 feet to a ½ inch iron rod found for the northwest corner of said 90.51 acres, being the northeast corner of said 15.09 acres and being in the south line of that certain 583.97 acre tract of land described in Volume 211, Page 747 of the Official Public Records of said County;

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THENCE along the north line of said 90.51 acres, being the north line of said 118.79 acres and being the south line of said 583.97 acres, N89°44'17"E, 1903.27 feet to a 3 inch metal post for the northeast corner of said 90.51 acres, being the northeast corner of said 118.79 acres, being the southeast corner of said 583.97 acres and being in the west line of Tract 18 of Sandy Oaks Subdivision, a subdivision of Record shown by plat recorded in Volume 1, Page 265 of the Plat Records of said County'

THENCE along the east line of said 90.51 acres, being the east line of said 118.79 acres and being the west line of said Tract 18, S01°08'47"E, 546.57 feet to a ½ inch iron rod found for the southwest corner of said Tract 18, being the northwest corner of Tract 17 of said Subdivision;

THENCE continuing along the east line of said 90.51 acres, being the east line of said 118.79 acres and being the west line of said Tract 17, S01°06'16"E, 750.06 feet to a ½ inch iron rod found for the southwest corner of said Tract 17, being the northwest corner of Tract 16 of said subdivision;

THENCE continuing along the east line of said 90.51 acres, being the east line of said 118.79 acres and being the west line of said Tract 16, S01°11'09"E, 750.10 feet to a 10 inch cedar post for the southeast corner of said 90.51 acres, being the southeast corner of said 118.79 acres and being the northeast corner of said Tract 1;

THENCE along the south line of said 90.51 acres, being the south line of said 118.79 acres and being the north line of said Tract 1, S89°32'59"W, 2519.85 feet to the POINT OF BEGINNING containing 90.51 acres of land, more or less.

