

SOUTHWEST AND SURVEYORS

P.O. BOX 1244, Dripping Springs, Texas 78620 (512) 894-0197

STATE OF TEXAS, COUNTY OF BLANCO

502.45 ACRE TRACT

A DESCRIPTION OF A 502.45 ACRE TRACT BEING A PORTION OF THE JOHN C. WILSON SURVEY NO. 8, THE WILLIS WEST SURVEY NO. 16, THE A. ROBINSON SURVEY NO. 7 AND THE ROBERT LEWIS SURVEY NO. 3, ALL OF BLANCO COUNTRY, TEXAS, SAID 502.45 ACRES BEING COMPRISED OF 500.00 ACRES OUT OF CALLED 1200.000 ACRE TRACT OF LAND CONVEYED TO SARAH BARROW KEMPER AND TEXAS COMMERCE BANK NATIONAL ASSOCIATION, CO- TRUSTEES BY DEED RECORDED IN VOLUME 102, PAGE 403, DEED RECORDS OF BLANCO COUNTY, TEXAS AND 2.45 ACRES OUT OF A CALLED 7.427 ACRE TRACT CONVEYED TO SARAH BARROW KEMPER AND TEXAS COMMERCE BANK NATIONAL ASSOCIATION, CO- TRUSTEES BY DEED RECORDED IN VOLUME 104, PAGE 563-567, DEED RECORDS OF BLANCO COUNTY, TEXAS, SAID 502.45 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a concrete highway monument found in the north right of way of R.M. Highway No. 2766 at State Engineers station 470+63.17, said monument being the southeast corner of said 7.427 acre tract and the **POINT OF BEGINNING**;

THENCE N 75°57'10" W, with the north right of way of R.M. Highway No. 2766 and the southerly line of said 7.427 acre tract, a distance of 273.10 feet to a 1/2 inch iron rod set for the southwest corner of the herein described tract;

THENCE N 38°41'45"W, crossing said 7.427 acre tract, a distance of 304.88 feet to a 1/2 inch iron rod set in the south line of said 1200.000 acre tract;

THENCE crossing said 1200.00 acre tract the following three (3) courses and distances,

- 1) N 20°15'53" W, a distance of 5374.28 feet to a 1/2 inch iron rod set.
- 2) N 31°25'43" W, a distance of 2370.62 feet to a 1/2 inch iron rod set,
- 3) N 22°09'18" E, a distance of 3866.68 feet to a 1/2 inch iron rod set for the northwest corner of the herein described tract,

THENCE continuing N 88°45'10" E, a distance of 1868.33 feet to a 1/2 inch iron rod set in the fenced west boundary line of Pedernales Falls State Park, as recorded in Volume 70, Page 351, Deed Records of Blanco County, Texas and the east line of said 1200.000 acre tract;

THENCE with the west boundary of said Pedernales Falls State Park, and the east line of said 1200.000 acre tract, generally along a wire fence, the following eight (8) courses;

- 1) S 01°14'17" E, a distance of 935.10 feet to a 1/2 inch iron rod found,
- 2) S 01°02'44" E, a distance of 3364.92 feet to a 1/2 inch iron rod found,
- 3) S 01°04'49" E, a distance of 261.13 feet to a 1/2 inch iron rod found,
- 4) S 01°34'43" W, a distance of 56.75 feet to a 1/2 inch iron rod set,
- 5) S 01°17'11" E, a distance of 500.35 feet to a 1/2 inch iron rod found,
- 6) S 01°04'04" E, a distance of 652.52 feet to a 1/2 inch iron rod found,
- 7) S 01°19'23" E, a distance of 4409.49 feet to a 1/2 inch iron rod found,
- 8) S 01°42'31" E, a distance of 387.84 feet to a 1/2 inch iron rod found in a fence intersection for the southwest corner of said Pedernales Falls State Park;

THENCE S 0°45'49" E, continuing with the east boundary of said 1200.000 acre tract, generally along a wire fence, a distance of 64.92 feet to a 1/2 inch iron rod found,

THENCE S 0°42'13" E, a distance of 359.99 feet to the **POINT OF BEGINNING**, containing 502.45 acres of land.

I, Gary F. Pennington, do hereby certify that this description and associated survey plat was prepared from a survey performed under my direction and supervision during January 1998, and is true and correct to the best of my knowledge and belief.



EXHIBIT "A"

Gary F. Pennington
NO. 4404 1-21-98

NOV 14

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