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Field notes of a 10.834 acre tract of land situated in Blanco County, Texas out of the Noel Mixon Survey No. 23, Abstract No. 3 consisting of a 9.08 acre-Tract No. 2, and a 1.74 acre tract of land, both being conveyed to Dan M. Loughlin and wife, Holly J. Loughlin as recorded in Volume 109, Page 266, Volume 109, Page 676, and Volume 321, Page 222 of the Deed Records of Blanco County, Texas and being more particularly described by Metes and Bounds as follows:

Beginning at a ½" iron pin found in the north line of a 129.86 acre tract conveyed to Harvie D. Lindeman, Trustee for the Harvie D. Lindeman Family Gift Trust and recorded in Volume 160, Page 740 of the Deed Records of Blanco County, Texas for the southeast corner of this tract and the 1.74 acre tract and being the southwest corner of a 5.745 acre tract of land conveyed to Wylie E. Ponder and Sandra S. Ponder, husband and wife, as recorded in Volume 162, Page 539 of the Deed Records of Blanco County, Texas, from which an iron pin found at or near the southeast corner of said 5.745 acre tract bears S. 76° 29' 40" E, 229.90 feet.

THENCE with the south line of this tract and the 1.74 and 9.08 acre tract and the north line of 129.86 acre tract as follows:

- 1.) N 76° 14' 28" W, 39.83 feet to an iron pin found for the southwest corner of said 1.74 acre tract, being the southeast corner of the 9.08 acre tract.
- 2.) N 76° 13' 04" W, 325.89 feet to an iron pin found for the southeast corner of this tract and the 9.08 acre tract and being the southeast corner of a 4.57 acre tract-Tract No.1, of land conveyed to Roland M. Meffert and wife, Marcella A. Meffert and Dan M. Loughlin and wife, Holly J. Loughlin as recorded in Volume 109, Page 266, of the Deed Records of Blanco County, Texas, from which an iron pin found at or near the northwest corner of the 129.86 acre tract and the southwest corner of the 4.57 acre tract bears, N 76°19'29" W, 163.49 feet.

THENCE N 19° 09' 22" E, with the west line of this tract and the 9.08 acre tract and the east line of the 4.57 acre tract, passing a ½" iron pin found at 1078.26 feet, continuing for a total distance of 1324.00 feet to a point in the approximate centerline of the Blanco River and the south line of a 5.0 acre tract of land conveyed to Robert E. Fickle and Erika H. Fickle as recorded in Volume 151, Page 12 of the Deed Records of Blanco County, Texas for the northwest corner of this tract and the 9.08 acre tract and the northeast corner of the 4.57 acre tract.

THENCE with the approximate centerline of the Blanco River, being the south line of the 5.0 acre tract, being the north line of the 9.08 acre tract and the 1.74 acre tract the following three (3) courses and distances;

- 1.) S 76° 42' 08" E, 82.80 feet to a point,
- 2.) S 66° 01' 08" E, 198.47 feet to a point for the northwest corner of said 1.74 acre tract and the northeast corner of the 9.08 acre tract,
- 3.) S 65° 58' 27" E, 160.22 feet to a point for the northeast corner of this tract and the 1.74 acre tract and the northwest corner of the 5.745 acre tract.

THENCE with the east line of this tract and the 1.74 acre and the west line of the 5.745 acre tract the following four (4) courses and distances.

- 1.) S 20° 17' 20" W, 191.00 feet to an iron pin found for a corner of this tract and the 1.74 acre tract and an interior corner of said 5.745 acre tract.
- 2.) N 69° 13' 25" W, 107.88 feet to a point for an interior corner of this tract and the 1.74 acre tract, being the western most north corner of the 5.745 acre tract, from which a P.K. Nail found in concrete for reference bears S 16° 52' 21" W. 1.00 feet.
- 3.) S 16° 52' 21" W, passing the PK Nail found in concrete at 1.00 feet, and continuing for a total distance of 514.30 feet to an iron pin found at an angle point.
- 4.) S 17° 35' 32" W, 566.30 feet to the place of beginning and containing 10.834 acres of land according to a survey on the ground on April 28, 2005 by Baker Surveying and Engineering, Inc

Job No. 05-106

Accompanying Plat Prepared

File/j/draw2005/05-106

TERESA A. SEIDEL
Registered Professional Land

Surveyor # 5672





