

SULTEMEIER

SURVEYING & ENGINEERING

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151.04 ACRES
BLANCO COUNTY, TEXAS

FN-11/13-5589
JULY 1, 2011

A DESCRIPTION OF A 151.04 ACRE TRACT OF LAND WHICH COMPRISES ACREAGE IN THE FOLLOWING SURVEYS SITUATED IN BLANCO COUNTY, TEXAS;

- **84.58 ACRES, MORE OR LESS, OF THE B. A. TOBIN SURVEY NO. 509,**
- **63.12 ACRES, MORE OR LESS, OF THE J. N. HOLCOMB SURVEY NO. 422, AND**
- **3.34 ACRES, MORE OR LESS, OF THE J. R. HIGGINBOTHAM SURVEY NO. 52;**

BEING OUT OF THAT CERTAIN 259.00 ACRE (DEED/CALLED ACREAGE) TRACT OF LAND DESCRIBED IN A CONVEYANCE FROM B. J. McCOMBS TO RONALD AND DARLENE YOUNG, FOUND OF RECORD IN A WARRANTY DEED WITH VENDOR'S LEN DATED APRIL 20, 1994, RECORDED IN VOLUME 150, PAGE 265 ET SEQ. OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY; SAID 151.04 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 5 inch diameter iron pipe fence post found on the south R.O.W. (Right-of-way) line of U. S. Highway No. 290 at the northeast corner of the said 259.00 acre tract, being at the northwest corner of that certain 295.119 acre (deed/called acreage) tract described in Volume 101, Page 0709 et seq. of the Deed Records of said County, for the northeast corner hereof;

THENCE with the said south R.O.W. line of U. S. Highway No. 290, the following four (4) courses:

1. **S 66° 17' 28", a distance of 377.00 feet to a concrete R.O.W. monument found,**
2. **S 66° 31' 28" W, a distance of 154.47 feet to a concrete R.O.W. monument found,**
3. **S 66° 24' 31" W, a distance of 289. feet to a ½ inch iron rod found, and**
4. **S 74° 47' 29" W, a distance of 225.53 feet to a ½ inch iron rod found, for the northeast corner of a 108.00 acre tract this day surveyed and the northwest corner hereof;**

THENCE departing from said south R.O.W. line and passing over and across the said 259.00 acre tract with the following nine (9) courses:

1. **S 02° 51' 16" E, a distance of 267.61 feet to a 3/8 Inch iron rod set,**
2. **S 52° 16' 23" E, a distance of 318.94 feet to a 3/8 inch Iron rod set,**
3. **S 48° 43' 40" E, a distance of 281.95 feet to a 3/8 inch iron rod set,**
4. **S 57° 05' 10" E, a distance of 235.40 feet to a 3/8 inch Iron rod set,**
5. **S 28° 44' 38" E, a distance of 287.46 feet to a 3/8 inch iron rod set,**
6. **S 18° 15' 00" E, a distance of 508.84 feet to a 3/8 inch iron rod set for the easterly southeast corner hereof,**

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7. S 70° 57' 54" W, a distance of 927.31 feet to a 3/8 inch iron rod set for a reentrant corner hereof,
8. S 00° 55' 22" W (BASE BEARING), a distance of 1504.83 feet to a 3/8 inch iron rod set for the southerly southeast corner hereof, and
9. S 79° 47' 59" W, a distance of 744.55 feet to a 2.875 inch iron pipe fence post found on the common line of the said 259.00 acre tract and that certain 518.40 acre (deed/called acreage) tract of land described in said Volume 150, at Page 259 et seq., for the southwest corner of the said 108.00 acre tract and the a lower northwest corner hereof;

THENCE with said common line, S 18° 25' 07" E, a distance of 2758.56 feet to a 60d nail found at the southwest corner of the said 259.00 acre tract and southeast corner of the said 518.40 acre tract, being on the north line of that certain 113.815 acre (deed/called acreage) tract of land described in Volume 148, Page 597 et seq. of the said Official Public Records, for the southwest corner hereof;

THENCE with the south line of the said 259.00 acre tract, N 87° 44' 23" E, a distance of 984.93 feet to a 5 inch iron pipe fence post found at the southeast corner thereof, at a reentrant corner of the said 113.815 acre tract, for the southeast corner hereof;

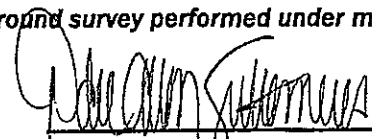
THENCE with the easterly line of the said 259.00 acre tract, generally along an existing fence line, the following five (5) courses:

1. N 00° 05' 16" W, a distance of 606.02 feet to a 5 inch iron pipe fence post found at the northerly northwest corner of the said 113.815 acre tract, being at the southwest corner of that certain 122.70 acre (deed/called acreage) tract of land described in said Volume 148, at Page 70 et seq.,
2. N 00° 01' 40" W, a distance of 1987.24 feet to a 5 inch iron pipe fence post found,
3. N 01° 24' 29" W, a distance of 1736.96 feet to a 5 inch iron pipe fence post found at the northwest corner of the said 122.70 acre tract and southwest corner of the said 295.119 acre tract,
4. N 21° 14' 29" W, a distance of 468.37 feet to a 1/2 inch iron rod found, and
5. N 00° 23' 20" W, a distance of 1650.74 feet to the **POINT OF BEGINNING**, containing 151.04 acres of land, more or less.

I, Dale Allen Sultemeier, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat were prepared from an on the ground survey performed under my direction and supervision.

SULTEMEIER SURVEYING
805 North Llano
Fredericksburg, Texas 78624
(830) 990-1221




Dale Allen Sultemeier
Registered Professional Land
Surveyor
No. 4542 - State of Texas

DATE	13
CREATED BY	DALE ALLEN SULTEMEIER
DATE	5-13-5589
BY	DALE ALLEN SULTEMEIER



160.42 Ac.
132/507

U. S. Hwy. 290

P.O.B.

523.66'

290

2.875 inch dia.

L15

L16

L17

L18

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