



30.00 ACRES  
BLANCO COUNTY, TEXAS

FN 630  
AUGUST 5, 1992

**A DESCRIPTION OF A 30.00 ACRE TRACT OF LAND OUT OF THE JOHN MERCHANT SURVEY NO. 64, ABSTRACT NO. 413, SITUATED IN BLANCO COUNTY, TEXAS; BEING PART OF THAT CERTAIN TRACT OF LAND DESCRIBED AS CONTAINING 224.5 ACRES IN A CONVEYANCE FROM NAT CORLEY, ET UX TO JAMES E. BAUERLE BY AN INSTRUMENT OF RECORD IN VOLUME 67, PAGE 488 ET SEQ. OF THE DEED RECORDS OF SAID COUNTY; SAID 30.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING** at a Cedar fence post found set at the southwest corner of the said 224.5 acre tract, being the southwest corner hereof;

**THENCE** with the west line of the said 224.5 acre tract, as fenced, N 00° 07' 33" E, a distance of 755.84 feet to a 1/2 inch iron rod found set in a cattleguard on the centerline of County Road 211, being the southwest corner of that certain 15.00 acre tract conveyed from James E. Bauerle, et ux to "Iglesias Family Trust, Dated March 16, 1989" by a Warranty Deed recorded in Volume 137, Page 382 et seq. of the said Deed Records, for the northwest corner hereof;

**THENCE** departing from said west line with the said centerline of County Road 211, being the south line of the said 15.00 acre tract and the south line of that certain 40.00 acre tract of land conveyed from the said James E. Bauerle, et ux to Robert W. Johnson, et ux by a Warranty Deed with Vendor's Lien recorded in Volume 136, Page 315 et seq. of the said Deed Records, the following six (6) courses:

1. S 87° 56' 16" E, a distance of 683.75 feet to a 1/2 inch iron rod found at the southeast corner of the said 15.00 acre tract and southwest corner of the said

40.00 acre tract,

2. a distance of 410.45 feet along the arc of a curve to the right having a central angle of  $23^{\circ} 37' 52''$ , a radius of 995.17 feet and a chord bearing of  $S 76^{\circ} 07' 20'' E$ , a distance of 407.55 feet to a 60d nail found at the end of said curve,
3.  $S 64^{\circ} 45' 21'' E$ , a distance of 339.00 feet to a 60d nail found at a point of curvature,
4. a distance of 232.95 feet along the arc of a curve to the left having a central angle of  $05^{\circ} 04' 46''$ , a radius of 2627.63 feet and a chord bearing of  $S 67^{\circ} 17' 44'' E$ , a distance of 232.87 feet to a 60d nail found at the end of said curve,
5.  $S 72^{\circ} 27' 55'' E$ , a distance of 195.42 feet to a 60d nail found, and
6.  $S 68^{\circ} 59' 35'' E$ , at a distance of 317.42 feet a 60d nail found at the southeast corner of the said 40.00 acre tract, continuing for a total distance of 534.06 feet to a 1/2 inch iron rod set for the northeast corner hereof;

THENCE  $S 21^{\circ} 00' 44'' W$ , a distance of 419.66 feet to a 1/2 inch iron rod set on the fenced south line of the said 224.5 acre tract; for the southeast corner hereof;

THENCE with said fenced south line, the following two (2) courses:

1.  $N 62^{\circ} 45' 13'' W$ , a distance of 530.49 feet to a 1/2 inch iron rod set, and



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2. ***N 89° 59' 37" W, a distance of 1664.87 feet to the POINT OF BEGINNING, containing 30.00 acres of land, more or less.***

***I, Dale Allen Sultemeier, a Registered Professional Land Surveyor, do hereby certify that the above description was determined from an on the ground survey made under my direction and supervision.***

**SULTEMEIER SURVEYING**

