

ROADWAY /
APPARENT EASEMENT

O.C. WALKER
to
LEVI DEIKE
Vol. 77 Pg. 232
D.R.B.C.

F.M. HIGHWAY NO. 1320
VOL. 61 PG. 479 D.R.B.C.
BASE BEARING
N43°10'00"E

24.21 AC

35 ft. ROW
Public & Telephone Lines
94.02 AC
CLEVELAND EUGENE HAMILTON
CAUSE NO. 3675
P.R.B.C.

HENRY WEIERSHAUSEN SURVEY NO. 60
ABSTRACT NO. 640

LOUIS SULLIVAN SURVEY NO. 68
ABSTRACT NO. 729

17.7 AC
CHRISTINE MOLT-MURPHY
Vol. 180 Pg. 346
D.R.B.C.

PEDERNALES RIVER
(STATE OF TEXAS)

BEGINNING
HERE OF

SCALE
1" = 200'

LEGEND

Corner
Iron Pin Set
60d Nail Set
3/4 Iron Bar Found
Pipe Corner Post
Concrete Hwy. Monument

RECORD

STATE OF TEXAS:
COUNTY OF BURNET:

I, undersigned, do hereby certify that the foregoing plat and accompanying field notes represent the result of an on the ground survey made under my direction and supervision in August, 1996.

WITNESS MY HAND AND SEAL this the 8th day of August, 1996.

Lace Dale Bergman Aug 27 1996

Lace Dale Bergman
Prof. Land Surveyor
No. 3103
/55



1097.81 ft
of river

Dated: August 27, 1996
BERGMAN ENGINEERING
ROADWAY P.O. BOX 1281
MARBLE FALLS, TX 78664

[Handwritten signature]

EXHIBIT

FIELD NOTES OF 24.21 ACRES OF LAND IN BLANCO COUNTY, TEXAS

BEING 24.21 acres of land out of the Henry Weiershausen Survey No. 60, Abstract No. 640 in Blanco County, Texas and being out of that certain 5th Tract described in Partition Deed to Alice Rosa Walker as recorded in Vol. 89 at Page 815 of the DEED RECORDS of Blanco County, Texas, and further being out of that certain 94.82 acre tract devised to Cleveland Eugene Hamilton in the Will of Alice Rosa Walker of record in Cause No. 3675 of the PROBATE RECORDS of Blanco County, Texas, said 24.21 acres being more particularly described as follows:

BEGINNING at a $\frac{1}{4}$ inch iron pin set on the North bank of the Padarnalas River at the Southwest corner of that certain 17.7 acre tract described in Deed to Christina Molt-Murphy as recorded in Vol. 150 at Page 346 of the DEED RECORDS of Blanco County, Texas, at or near the Southeast corner of said Weiershausen Survey, for the Southeast corner hereof;

THENCE along the North bank of said river in four (4) courses and distances as follows:

- 1) N 78° 20' 21" W 289.23 ft., a 60d nail set;
- 2) N 80° 46' 03" W 294.08 ft., a 60d nail set;
- 3) N 79° 36' 16" W 382.58 ft., a 60d nail set; and
- 4) N 88° 37' 23" W 161.84 ft., to the Southwest corner hereof in the easterly right-of-way line of F.M. Highway No. 1320;

THENCE along the easterly right-of-way line of said highway in four (4) courses and distances as follows:

- 1) N 3° 07' 00" W 39.03 ft.;
- 2) along a curve to the right of radius 631.78 ft., central angle 46° 20' 00", and a long chord bearing N 20° 03' 00" E 487.08 ft., a concrete highway monument;
- 3) N 43° 13' 00" E 381.55 ft., to a concrete highway monument; and
- 4) along a curve to the left of radius 1473.91 ft., central angle 21° 06' 25", and a long chord bearing N 32° 39' 47" E 539.90 ft., to the Northwest corner hereof;

THENCE S 63° 40' 32" E at 1.75 ft., pass a 60d nail set at a 12 inch Elm and at 35.56 ft., in all to a 4 inch pipe fence corner post at the Northwest corner of said 17.7 acre tract, for the Northwest corner hereof, whence a fence post at the Southeast corner of that certain 0.025 acre tract described in Deed from G. C. Walker to Levi Dike, et al as recorded in Vol. 77 at Page 937 of the DEED RECORDS of Blanco County, Texas, bears N 0° 10' 32" W 32.31 ft.;

THENCE along the westerly line of said 17.7 acre tract in three (3) courses and distances as follows:

- 1) S 0° 10' 32" E along a fence 414.01 ft., a 3/4 inch iron bar found;
- 2) S 0° 10' 36" W along a fence 1007.60 ft., a 4 inch pipe fence post; and
- 3) S 1° 41' 44" E at 64.32 ft., pass a 2 inch iron pipe fence corner post and continuing along an unfenced portion of said line a total distance of 316.86 ft., to the Place of BEGINNING hereof and containing 24.21 acres of land.

The undersigned does hereby certify that the foregoing field notes and accompanying plat represent the results of an on the ground survey made under my direction and supervision in August, 1996.

WITNESS MY HAND AND SEAL this the 8th day of August, 1996.

Wallace Dale Bergman
Wallace Dale Bergman
Reg. Prof. Land Surveyor
Reg. No. 3103

BERGMAN ENGINEERING
702 BROADWAY P.H. (210) 893-2281
MARBLE FALLS, TX 78654

EXHIBIT "A"

