

Vol 121

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COPY

PUBLIC RIGHT OF WAY EASEMENT

STATE OF TEXAS)

COUNTY OF BLANCO)

I, DEAN MABRY, TRUSTEE, for good and valuable considerations, receipt of which is hereby acknowledged by me, have granted, sold and conveyed to the PUBLIC, for the purpose of ingress and egress in common with others, a right of way easement over and along those certain tracts of real property described in Exhibit "A" attached hereto and incorporated herein for all purposes.

EXECUTED this 27th day of August, 1986.

Dean Mabry, Trustee
Dean Mabry, Trustee

STATE OF TEXAS)

COUNTY OF BLANCO)

This instrument was acknowledged before me on this 27th day of August, 1986, by DEAN MABRY, TRUSTEE.

Carolyn Gipson
Notary Public in and for
the State of Texas

CAROLYN GIPSON
Printed Name of Notary

My commission expires:

1-6-90

AFTER RECORDING RETURN TO:
Dean Mabry, Trustee
P. O. Box 749
Blanco, Texas 78606

PREPARED IN THE LAW OFFICE OF:
Dean C. Myane
P. O. Box 787
Blanco, Texas 78606

AMIL M. BAKER
LAND SURVEYING
11003 WYE DRIVE
SAN ANTONIO, TEXAS 78217
TELEPHONE 653-7270

NO LE HACE RANCHES

40.00 FOOT WIDE INGRESS AND
EGRESS EASEMENT

Field notes of a 40.00 foot wide Ingress and Egress Easement situated in Blanco County, Texas out of the G. C. & S. F. Railroad Survey # 131 being a part of a 507 acre tract of land conveyed to Jim Ashley, Trustee by Deed dated 15 August 1977 and recorded in Volume 94, pages 343-346 of the Deed Records of Blanco County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an iron pin set at corner of fence in the east line of this easement and being an interior corner of the 507 acre tract and Survey # 131 and being the north west corner of the Ferd. Werner Survey # 138.

Thence S 02° 41' 58" W. 270.60 feet with an east line of the 507 acre tract to an iron pin set for the south east corner of this easement and being the north east corner of tract 6.

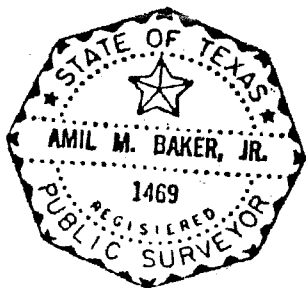
Thence N 88° 27' 55" W. 40.00 feet with the north line of tract 6 to a point for the south west corner of this easement.

Thence N 02° 41' 58" E. 1001.49 feet to a point in the center line of a 60.00 foot wide Ingress and Egress Easement known as Bonita Drive for the north west corner of this easement.

Thence N 60° 16' 14" E. 44.91 feet with the center line of said easement to an iron pin set for the north corner of this easement and being the north east corner of tract 9.

Thence S 02° 41' 58" W. 751.30 feet with the east line of tract 9 to the place of beginning according to a survey on the ground by Amil M. Baker, Jr., Surveying.

Surveyed August-October 1977



Amil M. Baker, Jr.
AMIL M. BAKER, JR.
REGISTERED PUBLIC SURVEYOR
1469

INGRESS AND EGRESS EASEMENT

Field notes of SEVEN (7) 60.00 foot wide Ingress and Egress Easements situated in Blanco County, Texas SIX (6) of which are out of the G. C. & S. F. Railroad Survey #131 and one called Manana Drive being out of the G.C. & S.F. Railroad Survey #131 and the W. B. Burditt Survey #67 being out of a 507 acre tract of land conveyed to Jim Ashley, Trustee by Deed dated 15 August 1977 and recorded in Volume 94, pages 343-346 of the Deed Records of Blanco County, Texas and being more particularly described by metes and bounds in SEVEN parts as follows:

PART 1- a 60.00 foot wide Ingress and Egress Easement known as Bonita Drive.

Beginning at an iron pin set in the east line of U.S. Highway No. 281 for the beginning point and center line of this easement, said point being 10° 26' 13" W. 124.80 feet, N 17° 01' 27" W. 774.10 feet and N 07° 09' 05" E. 154.31 feet from the south west corner of the 507 acre tract.

Thence with the center line of the Ingress and Egress Easement and the north line of tracts 1-5 and 8-12, the west line of tracts 13, 51, 52, 53, 70, 69 and 66, the east line of tracts 65-61, 54, 15 and 14 the south line of tracts 17, 19, 20 and 22-24 of the partition of No Le Hache Ranch, the 507 acre tract as follows:

S 49° 38' 33" E. 42.43 feet to an iron pin set at an angle.
S 08° 58' 37" E. 258.78 feet to an iron pin set at an angle.
S 84° 49' 47" E. 294.10 feet to an iron pin set at an angle.
S 73° 54' 29" E. 252.49 feet to an iron pin set at an angle.
N 78° 26' 31" E. 490.00 feet to an iron pin set at an angle.
N 84° 07' 38" E. 276.05 feet to an iron pin set at an angle.
S 76° 54' 22" E. 397.61 feet to an iron pin set at an angle.
N 68° 09' 11" E. 141.10 feet to an iron pin set at an angle.
N 60° 15' 42" E. 204.34 feet to an iron pin set at an angle.
N 70° 52' 58" E. 295.91 feet to an iron pin set at an angle.
N 51° 42' 28" E. 175.04 feet to an iron pin set at an angle.
N 60° 16' 14" E. 905.88 feet to an iron pin set at an angle.
N 51° 02' 36" E. 213.60 feet to an iron pin set at an angle.
N 04° 00' 13" E. 407.53 feet to an iron pin set at an angle.
N 04° 13' 29" E. 492.82 feet to an iron pin set at an angle.
N 52° 33' 03" E. 193.55 feet to an iron pin set at an angle.
N 69° 06' 22" E. 142.17 feet to an iron pin set at an angle.
N 25° 23' 20" E. 94.88 feet to an iron pin set at an angle.
N 03° 10' 19" E. 368.17 feet to an iron pin set at an angle.
N 08° 00' 57" W. 494.23 feet to an iron pin set at an angle.
N 58° 31' 20" W. 186.66 feet to an iron pin set at an angle.
N 29° 36' 26" W. 302.63 feet to an iron pin set at an angle.
N 44° 44' 49" W. 310.10 feet to an iron pin set at an angle.
N 08° 20' 12" W. 315.61 feet to an iron pin set at an angle.
N 25° 47' 26" E. 144.90 feet to an iron pin set at an angle.
N 42° 14' 41" E. 266.40 feet to an iron pin set in the center line of a Cul-de-sac for the end of this easement.

Part 2- a 60.00 foot wide Ingress and Egress Easement known as Chula Vista Drive.

Beginning at the intersection of the center line of Chula Vista Drive with the center line of Bonita Drive, said point being in the north line of Tract # 1 and being the south west corner of Tract # 23 and the South east corner of Tract # 24 and being N 89° 17' 03" E. 387.51 feet and N 12° 30' 27" E. 679.94 feet and S 78° 26' 31" W. 74.27 feet from the south west corner of the 507 acre tract.

Thence with the center line of Chula Vista Drive and the west lines of Tracts 23 & 26 and the east lines of Tracts 24, 25 and 27 as follows:

N 21° 09' 28" W. 576.06 feet to an iron pin set at an angle.

N 12° 26' 36" E. 497.91 feet to an iron pin set in the center line of a Cul-de-sac for the end of this easement.

Part 3- a 60.00 foot wide Ingress and Egress Easement known as Buena Vista Drive.

Beginning at the intersection of the center line of Buena Vista Drive with the center line of Bonita Drive, said point being the south east corner of Tract 22, the north east corner of Tract 3 and the north west corner of Tract 4, said point being N 89° 17' 03" E. 387.51 feet, S 88° 27' 55" E. 616.04 feet and N 09° 29' 42" E. 785.28 feet from the south west corner of the 507 acre tract.

Thence N 01° 07' 52" W. 457.98 feet with the center line of Buena Vista Drive and the west line of Tracts 20 & 21 and the east line of Tract 22 to an iron pin set in the center line of a Cul-de-sac for the end of this easement.

Part 4- a 60.00 foot wide Ingress and Egress Easement known as Siesta Circle.

Beginning at the intersection of the center line of Siesta Circle with the center line of Bonita Drive, said point being the south corner of Tract 14, the east corner of Tract 17, the west corner of Tract 12 and the north corner of Tract 11, and being N 00° 19' 30" E. 617.11 feet and N 64° 27' 47" W. 896.21 feet from the south east corner of the 507 acre tract.

Thence with the center line of Siesta Circle and the south west line of Tract 14 & 16, the north line of Tracts 16 & 15, the north east line of Tracts 17, 18, 32, 33 and 34 and the south lines of Tracts 57, 56, 55 & 54 as follows:

N 61° 55' 12" W. 539.87 feet to an iron pin set at an angle.

N 39° 05' 01" W. 475.62 feet to an iron pin set at an angle.

N 00° 25' 03" W. 457.29 feet to an iron pin set at an angle

and the beginning point of Venado Run.

N 58° 34' 50" E. 198.58 feet to an iron pin set at an angle.

S 28° 42' 22" E. 337.73 feet to an iron pin set at an angle.

N 66° 35' 38" E. 193.13 feet to an iron pin set at an angle.

N 68° 42' 59" E. 415.39 feet to an iron pin set at an angle.

S 54° 01' 26" E. 141.40 feet to a point in the center line of Bonita Drive for the end of this easement.

Part 5- a 60.00 foot wide Ingress and Egress Easement known as Venado Run.

Beginning at the intersect of the center line of Venado Run with the center line of Siesta Circle being the south corner of Tract 57, the east corner of Tract 34 & the west corner of Tract 16, said point being N 00° 19' 30" E. 617.11 feet, N 64° 27' 47" W. 896.21 feet, N 61° 55' 12" W. 539.87 feet, N 39° 05' 01" W. 475.62 feet and N 00° 25' 03" W. 457.29 feet from the south east corner of the 507 acre tract.

Thence with the center line of Venado Run and the west lines of Tracts 57 & 58 and the east line of Tracts 34, 35, 36, and 40 ad follows:
N 38° 09' 49" W. 562.67 feet to an iron pin set at an angle.
N 14° 10' 05" E. 354.68 feet to an iron pin set at an angle.
N 21° 08' 29" W. 150.55 feet to an iron pin set in the center line of a Cul-de-sac for the end of this easement.

Part 6- a 60.00 foot wide Ingress and Egress Easement known as Pistola Drive.

Beginning at the intersection of the center line of Pistola Drive with the center line of Bonita Drive, being the south corner of Tract 70, the west corner of Tract 53 and the north east corner of Tract 61, said point being S 00° 08' 21" W. 183.81 feet, S 04° 54' 20" W. 240.00 feet, N 64° 42' 14" W. 146.90 feet and S 63° 07' 50" W. 249.48 feet from the north east corner of the 507 acre tract.

Thence with the center line of Pistola Drive and the east line of Tracts 70, 69 and 66 and the west line of tracts 67 and 53 as follows:
N 63° 07' 50" E. 249.48 feet to an iron pin set at an angle.
N 20° 22' 33" E. 155.30 feet to an iron pin set at an angle.
N 15° 24' 37" W. 110.82 feet to an iron pin set at an angle.
N 46° 54' 18" W. 210.78 feet to an iron pin set at an angle.
N 41° 18' 12" W. 347.05 feet to an iron pin set in the center of a Cul-de-sac for the end of this easement.

Part 7- a 60.00 foot wide Ingress and Egress Easement known as Manana Drive.

Beginning at an iron pin set at the intersection of the center line of Manana Drive with the east line of U. S. Highway # 281, said point being 1253.56 feet in a southwesterly direction along the east line of U. S. Highway # 281 from the north west corner of the 507 acre tract.

Thence S 73° 44' 50" E. at 344.92 feet with the south line of tract 47 and the north line of tract 45 to a point, in all 529.78 feet to a point 30.00 feet north of the north line of tract 45 and the south line of tract 46.

Thence S 53° 02' 38" W. 415.60 feet to a point in the east line of tract 46 for the end of this easement.

Surveyed August-October 1977



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