



**EAGLE  
LAND  
SURVEYING**

P.O Box 2264 Wimberley, Texas 78676 (512) 847-1079 Fax: (512) 847-8522

April 23, 2021

FIELD NOTES DESCRIBING 52.1 ACRES OF LAND, MORE OR LESS, OUT OF THE GEO. NICHOLS SURVEY, No. 56, A-445, IN BLANCO COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND CALLED 518.37 ACRES, AS DESCRIBED AND RECORDED IN DOCUMENT #183598, BLANCO COUNTY OFFICIAL PUBLIC RECORDS, SAID 52.1 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING at a ½" iron pin set, with a red plastic cap, marked "EAGLE SURVEYING", being on the South line of U.S. Highway 290, said point being the Northeast corner of that tract of land called 160.42 acres, as recorded in Volume 297, Page 617, Blanco County Deed Records, said point being the Northwest corner of the afore mentioned 518.37 acres;

THENCE, S 00°39'01" W, leaving U.S. Highway 290, with the East line of the afore mentioned 160.42 acre tract, being the West line of the 518.37 acre tract, a distance of 3,721.79 feet to a ½" iron found at the base of a wood fence post, being the Southeast corner of the afore mentioned 160.42 acre tract, being the Southwest corner of that tract of land called 33.5 acres, as recorded in Document #200789, Blanco County Official Public Records, being on the West line of a 60 foot wide easement known as Persimmon Road, and being a point on the North line of the herein described 52.1 acre tract and the POINT OF BEGINNING for this description;

THENCE, S 89°21'19"E, with the South line of the 33.5 acre tract, into the 60 foot roadway, a distance of 30.00 feet to a cotton spindle set in the centerline of said roadway, being the Northwest corner of a proposed 50.2 acre tract known as Tract 5, said point being the Northeast corner of the herein described 52.1 acre tract;

THENCE, with the west line of the proposed Tract 5, the centerline of the 60 wide easement (Persimmon Road), being the East line of the herein described 52.1 acres, the following four (4) courses,

- 1.) S 02°24'53"W, a distance of 286.26 feet to a cotton spindle set for an angle point;
- 2.) S 19°56'56"W, a distance of 275.78 feet to a cotton spindle set for an angle point;





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- 3.) S 09°18'36"E, a distance of 708.35 feet to a cotton spindle set for an angle point, passing at 652.52 feet, a cotton spindle set at the Southwest corner of the proposed Tract 5;
- 4.) S 17°34'17"E, a distance of 187.85 feet to a cotton spindle set for the Northwest corner of a proposed 54.9 acre tract known as Tract12, being the Southeast corner of the herein described 52.1 acres;

THENCE, N 89°21'19" W, leaving the centerline of the 60 foot roadway easement, with the North line of the proposed 54.9 acre tract, a distance of 1,712.06 feet to a ½" iron pin set, with a red plastic cap, marked "EAGLE SURVEYING", being on the West line of the 518.37 acre tract, and being on the East line of that tract of land called 224.0 acres, as recorded in Volume 466, Page 208, Blanco County Deed Records, passing at 31.58 feet along this course, a ½" iron pin set, with a red plastic cap, marked "EAGLE SURVEYING", marking the West line of the 60 foot wide roadway easement;

THENCE, N 00°04'10" W, with the West line of the 518.37 acres, the East line of the 224.0 acres, a distance of 1,388.17 feet to a 4.5" steel fence post found at the Northeast corner of the 224.0 acre tract. Being a Westerly Northwest corner of the 518.37 acres, being an angle point in the South line of the afore mentioned 160.42 acre tract, said point being the Northwest corner of the herein described 52.1 acres;

THENCE, N 89°25'29" E, with the South line of the 160.42 acres, being a portion of the Westerly, North line of the 518.37 acres, being the North line of the herein described 52.1 acres, a distance of 1,618.56 feet to the POINT OF BEGINNING, containing 52.1 acres of land, more or less. These field notes accompany a survey, job number 19-093, dated April 23, 2021, by Eagle Land Surveying.

Clyde Barroso, R.P.L.S. #5404, State of Texas, Firm #10079300

