

SULTEMEIER SURVEYING

805 North Llano

Fredericksburg, TX

102.46 ACRES
BLANCO COUNTY, TEXAS

FN-06-4257
DECEMBER 7, 2006

A DESCRIPTION OF A 102.46 ACRE TRACT OF LAND OUT OF THE BENJAMIN WILLIAMS SURVEY NO. 25, ABSTRACT NO. 4, SITUATED IN BLANCO COUNTY, TEXAS; BEING THAT CERTAIN 102.352 ACRE (DEED/CALLED ACREAGE) TRACT OF LAND CONVEYED FROM THOMAS BRADY POOL TO JAMES C. BONEWITS BY A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 141, PAGE 559 ET SEQ. OF THE DEED RECORDS OF SAID COUNTY; SAID 102.46 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a ½ inch iron rod found at a fence post on the north line or Rocky (County) Road at the southwest corner of the said 102.352 acre tract, being at the southeast corner of that certain 13.09 acre (deed/called acreage) tract of land described in Volume 227, Page 981 et seq. of the Official Public Records of said County, for the southwest corner hereof;

THENCE with the westerly line of the said 102.352 acre tract, and generally along an existing fence line, the following six (6) courses:

1. N 34° 42' 37" E, a distance of 623.61 feet to a 60d nail found at a fence post,
2. N 19° 22' 29" E, a distance of 631.85 feet to a 60d nail found at a fence post at the northeast corner of the said 13.09 acre tract, for a reentrant corner hereof,
3. N 70° 41' 46" W, a distance of 515.11 feet to a ½ inch iron rod found at a fence post at the northwest corner of the said 13.09 acre tract, being on the west line of that certain tract described in Volume 111, Page 451 et seq. of the said Deed Records,
4. N 18° 59' 57" E, a distance of 377.70 feet to a ½ inch iron rod found at a fence post,
5. N 20° 28' 02" E, a distance of 545.92 feet to a ½ inch iron rod found at a fence post, and
6. N 20° 02' 45" E (BASE BEARING FOR DIRECTIONAL CONTROL FROM GPS OBSERVATION), a distance of 2180.30 feet to a ½ inch iron rod found at a fence post at the northwest corner of the said 102.352 acre tract, being at the northeast corner of that certain 51.05 acre (deed/called acreage) tract of land described in Volume 342, Page 892 et seq. of the said Official Public Records, for the northwest corner hereof;

THENCE with the north line of the said 102.352 acre tract, S 83° 29' 43" E, a distance of 237.91 feet along a fence line to a 10 inch diameter Cedar fence post found at the northeast corner thereof, for the northeast corner hereof;

THENCE with the easterly line of the said 102.352 acre tract, the following two (2) courses:

1. S 09° 15' 48" E, a distance of 1684.09 feet along a fence line to an 8 inch diameter Cedar fence post found, and
2. S 71° 45' 41" E, a distance of 232.94 feet to the centerline of Hind's Branch, for a northeasterly corner of the said 102.352 acre tract, for a northeasterly corner hereof;

THENCE continuing with the said easterly line of the 102.352 acre tract, being along the said centerline of Hind's Branch, the following eleven (11) courses:

1. S 42° 01' 32" E, a distance of 110.67 feet,
2. S 27° 58' 30" W, a distance of 208.35 feet,
3. S 05° 37' 37" W, a distance of 240.36 feet,
4. S 11° 05' 06" W, a distance of 130.46 feet,
5. S 35° 59' 03" E, a distance of 50.47 feet,
6. S 19° 45' 45" E, a distance of 243.35 feet,

7. S 32° 33' 25" E, a distance of 220.07 feet,
8. S 14° 18' 07" E, a distance of 125.95 feet,
9. S 28° 07' 40" W, a distance of 222.17 feet,
10. S 36° 37' 28" W, a distance of 275.57 feet, and
11. S 23° 06' 53" E, a distance of 121.13 feet to the easterly southeast corner of the said 102.352 acre tract, being on the north line of that certain 27.39 acre (deed/called acreage) tract of land described in Volume 164, Page 106 et seq. of the said Official Public Records, for the easterly southeast corner hereof;

THENCE with a southerly line of the said 102.352 acre tract, being a northerly line of the said 27.39 acre tract, the following four (4) courses:

1. 63° 33' 30" E, at a distance of 74.16 feet a ½ inch iron rod found, continuing along a fence line for a total distance of 202.37 feet to a ½ inch iron rod found at a fence post,
2. S 18° 59' 32" W, a distance of 17.49 feet along a fence line to a ½ inch iron rod found at a fence post,
3. N 88° 52' 43" W, a distance of 108.48 feet to a ½ inch iron rod found at a fence post, and
4. N 68° 14' 14" W, a distance of 626.81 feet along a fence line to a ½ inch iron rod found at a fence post at a reentrant corner of the said 102.352 acre tract, being at the northwest corner of the said 27.39 acre tract, for a reentrant corner hereof;

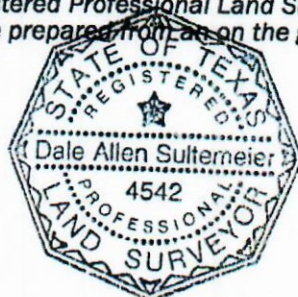
THENCE with the lower east line of the said 102.352 acre tract and west line of the said 27.39 acre tract, and generally along an existing fence line, the following eight (8) courses:

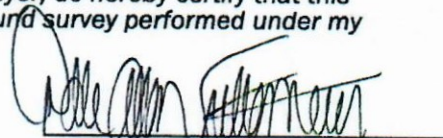
1. S 13° 29' 56" E, a distance of 222.83 feet to a 60d nail found at a fence post,
2. S 05° 39' 46" E, a distance of 492.25 feet to a 60d nail found at a fence post,
3. S 08° 37' 22" W, a distance of 14.84 feet to a ½ inch iron rod found at a fence post,
4. S 07° 24' 37" E, a distance of 21.30 feet to a ½ inch iron rod found at a fence post,
5. S 61° 28' 13" W, a distance of 141.83 feet to a ½ inch iron rod found at a fence post,
6. S 30° 25' 07" W, a distance of 52.28 feet to a ½ inch iron rod found at a fence post,
7. S 52° 09' 44" W, a distance of 114.99 feet to a 60d nail found at a fence post, and
8. S 37° 31' 47" W, a distance of 479.68 feet to a ½ inch iron rod found on the said north line of the Rocky (County) Road, being at the southerly southeast corner of the said 102.352 acre tract and at the southwest corner of the said 27.39 acre tract, for the southerly southeast corner hereof;

THENCE with the said north line of the Rocky (County) Road and south line of the said 102.352 acre tract, N 59° 59' 39" W, a distance of 606.95 feet along a fence line to the **POINT OF BEGINNING**, containing 102.46 acres of land, more or less..

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

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




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