



**FIELD NOTE DESCRIPTION OF A  
14.01 ACRE TRACT OF LAND**

Being a **14.01 acre** tract of land situated in the Jason Burch Survey No. 86, Abstract No. 1450 and Susan Brigham Survey No. 44, Abstract No. 90, Blanco County, Texas and being out of a called 61.81 acre tract of land recorded in Document No. 180560, Official Public Records, Blanco County, Texas, said **14.01 acre** tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a cotton spindle nail set in asphalt in the curved northwest right-of-way line of F.M. Highway No. 165, a curved southeasterly line of the above referenced 61.81 acre tract, for a southerly corner of the herein described tract, said point bears S 52° 21' 08" W, a distance of 189.94' from a 1/2' iron rod found for the easternmost corner of the above referenced 61.81 acre tract;

**THENCE** severing said 61.81 acre tract generally along the centerline of Divide Pass as used on the ground the following courses and distances:

**S 84° 28' 17" W**, a distance of **182.85'** to a cotton spindle set;

**S 81° 20' 20" W**, a distance of **228.03'** to a cotton spindle set;

**S 85° 51' 37" W**, a distance of **172.49'** to a cotton spindle set;

**S 88° 31' 10" W**, a distance of **143.86'** to a cotton spindle set;

**S 79° 01' 41" W**, a distance of **152.58'** to a cotton spindle set;

**S 63° 26' 18" W**, a distance of **116.43'** to a cotton spindle set;

**S 56° 50' 41" W**, a distance of **179.78'** to a cotton spindle set;

**N 77° 12' 12" W**, a distance of **48.44'** to a cotton spindle set;

**N 16° 13' 39" W**, a distance of **55.44'** to a cotton spindle set in a northerly line of said 61.81 acre tract and westernmost corner of the herein described tract;

**THENCE** with a northerly line of said 61.81 acre tract, **N 86° 32' 42" E**, a distance of **15.45'** to an iron rod set for an interior corner of said 61.81 acre tract and herein described tract;

**THENCE** with a westerly line of said 61.81 acre tract, **N 05° 48' 35" E**, a distance of **313.19'** to an iron rod set for the northernmost northwest corner of the herein described tract;

**THENCE** severing said 61.81 acre tract the following courses and distances:

**N 71° 21' 49" E**, a distance of **471.49'** to an iron rod set;

and **N 36° 29' 03" E**, a distance of **681.76'** to an iron rod set in the southwest line of a called 49.511 acre tract of land recorded in Volume 188, Page 718, Official Public Records, Blanco County, Texas, a northeast line of said 61.81 acre tract and northernmost corner of the herein described tract;

**THENCE** with the southwest line of said 49.511 acre tract and a northeast line of said 61.81 acre tract, **S 31° 49' 00" E**, a distance of **837.58'** to an iron rod found in the curved northwest right-of-way line of F.M. Highway No. 165, for the southwest corner of said 49.511 acre tract, the easternmost corner of said 61.81 acre tract and herein described tract;

**THENCE** with the curved southeast line of said 61.81 acre tract, the curved northwest right-of-way line of F.M. Highway No. 165, with a curve to the left an arc distance of **251.61'**, a radius of **2904.94'**, a central angle of **04° 57' 46"** and a chord which bears **S 51° 44' 39" W**, a distance of **251.53'** to the **POINT OF BEGINNING** containing **14.01 acres** of land.

Notes:

1. Basis of Bearing: Texas State Plane Coordinate System, Central Zone, NAD83
2. A survey plat was prepared by separate document.
3. 1/2" iron rods set with a yellow "WCR" plastic cap.



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