



S 40° 10' E - 374.77'

S 41° 06' E - 569.07'

S 40° 33' E - 442.70'

Tract NO. 5
7.797 AC

Tract NO. 6
11.089 AC

Red Bluff Creek
S 69° 56' W - 468.06'

S 61° 08' W - 204.00'

N 40° 01' W - 928.22'

N 40° 07' W - 838.45'

N 40° 07' W - 1386.65'

N 50° 08' E - 633.19'

S 50° 07' E - 646.56'

N 83° 56' 48"
E 69° 14' 14"

N 73°
E 77° 4

RO

6

Being all that certain 7.797 acres of land out of Survey No. 249, George S. Kelley, and being a part of the Pat Boyle Ranch, Bandera County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the centerline of Red Bluff Creek, said point being North 36°10' East - 3733.54 feet from the southwest corner of said Survey No. 249;

THENCE, North 40°07' West - 448.20 feet to a 1/2" iron rod for corner;

THENCE, North 50°08' East - 633.19 feet to a 1/2" iron rod for corner, said corner being also in the southwesterly line of a County road;

THENCE, South 40°19' East - 274.77 feet, with the southwesterly line of said County road, to a 1/2" iron rod for angle point;

THENCE, South 41°06' East - 370.98 feet, with the southwesterly line of said County road, to a point for corner, said corner being also in the centerline of said Red Bluff Creek;

THENCE, with the centerline meanders of said Red Bluff Creek, South 69°36' West - 468.06 feet; South 61°03' West - 204.00 feet to the PLACE OF BEGINNING, and containing 7.797 acres of land, more or less.

Floyd N. Cole, Jr.

Registered Public Surveyor
No. 666

FLOYD N. COLE, JR. & ASSOC., INC.

REGISTERED PUBLIC SURVEYORS

8000 BELLAIRE BLVD. NO. 900

HOUSTON, TEXAS 77036

713-772-5571

A SURVEY OF 7.797 ACRES OUT OF THE
GEORGE S KELLEY SURVEY NO. 249, BANDERA
COUNTY, TEXAS.



DRAWN BY ARH	SCALE 1"=60'
APPROVED BY	DATE SEPTEMBER 06, 1973
SURVEY BY BDC	FD. PG.
PLAT NO. H-4A-09-73	