

**BEING A 446.03 ACRE TRACT OF LAND OUT OF THE INDIANOLA R.R.CO. SURVEY NO. 1, ABSTRACT NO. 315 AND THE L. CROWNOVER SURVEY NO. 2, ABSTRACT NO. 1412 IN BLANCO COUNTY, TEXAS, AND BEING COMPRISED OF ALL OF A CALLED 318.565 ACRE TRACT AND PART A OF CALLED 170.654 ACRE TRACT, BOTH DESCRIBED IN DOCUMENT TO LISA STELLY, RECORDED IN VOLUME 253, PAGE 364 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, SAID 446.03 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2" iron pin found at the southwest corner of said 318.565 acre tract and the southeast corner of a called 278.46 acre tract described in document to C. Robert Black, Et AL, recorded in Volume 199, Page 496 Official Public Records of Blanco County, Texas along the north line of the West Ranch as described in document to Wesley W. West, recorded in Volume 55, Page 302 of the Deed Records of Blanco County, Texas, for the southwest corner hereof;

**THENCE** along the west line of said 318.565 acre tract and hereof, generally along a fence, the following courses and distances:

- 1) North 00°55'09" West, a distance of 1800.31' to a 3" steel pipe fence post at the northeast corner of said Black tract and the southeast corner of a called 122.24 acre tract described in document to Roberta Crowover Word, recorded in Volume 103, Page 221 of the Deed Records of Blanco County, Texas;
- 2) North 01°06'26" West, a distance of 3316.83' to an 8" cedar fence post;
- 3) North 84°54'09" East, a distance of 141.48' to an 8" cedar fence post;
- 4) North 01°51'05" West, a distance of 415.77' to a 5" steel pipe fence post at the northwest corner of said 318.565 acre tract and the northeast corner of said Word tract, along the south right-of-way line of R. M. Highway No. 3347, for the northwest corner hereof, whence a TXDOT Type I concrete right-of-way monument bears North 86°50'28" West, a distance of 86.00';

**THENCE** along the north line of said 318.565 acre tract, said 170.654 acre tract, and hereof, the following courses and distances:

- 1) South 86°50'28" East, a distance of 310.31' to a TXDOT Type I concrete right-of-way monument;
- 2) Along a curve to the right having an arc length of 254.13', a radius of 2814.79', a chord bearing of South 84°15'37" East, and a chord length of 254.05' to TXDOT Type I concrete right-of-way monument;
- 3) South 81°39'32" East, a distance of 1009.55' to a calculated corner at the northwest corner of a called 43.53 acre tract described in document to Marcus L. Countiss, Et Al, recorded in Volume 475, Page 658 of the Official Public Records of Blanco County, Texas;

**THENCE** along the west and south line of said Countiss tract and an east and north line hereof, with an unfenced line, the following courses and distances:

- 1) South 14°01'57" West, at a distance of 1.46' pass a 1/2" iron pin found, for a total distance of 278.31' to a 1/2" iron pin found;
- 2) South 02°01'32" West, a distance of 491.87' to a 3" steel pipe post;
- 3) South 02°31'56" East, a distance of 98.18' to a 1/2" iron pin found;
- 4) South 87°44'42" East, a distance of 1320.11' to a 1/2" iron pin found;
- 5) North 85°30'59" East, a distance of 980.59' to a 1/2" iron pin found at the southeast corner of said Countiss tract along the east line of said 170.654 acre tract and the west line of a remnant of Tract II described in document to Cline Childrens Class Trust, recorded in Volume 157, Page 710 of the Deed Records of Blanco County, Texas, for a southerly northeast corner hereof;

**THENCE** South 06°14'59" East, along the unfenced east line of said 170.654 acre tract, and the west line of said remnant tract, a distance of 1922.76' to a 10" cedar fence post at the southwest corner of said remnant tract and a northwest corner of said West Ranch;

**THENCE** continuing along the east line of said 170.654 acre tract and then the east line of said 318.565 acre tract with the east line hereof and the west line of said West Ranch, generally along a fence, the following courses and distances:

- 1) South 02°50'03" East, a distance of 156.37' to a 12" cedar fence post;
- 2) South 01°39'51" East, a distance of 752.25' to a 1/2" iron pin found at the southeast corner of said 170.654 acre tract and a southerly northeast corner of said 318.565 acre tract;
- 3) South 02°06'36" East, a distance of 1589.79' to a 3" steel pipe fence post at the southeast corner of said 318.565 acre tract and an interior corner of said West Ranch, for the southeast corner hereof;

**THENCE** South 88°26'02" West, along the south line of said 318.565 acre tract and hereof and the north line of said West Ranch, generally along a fence, a distance of 4111.12', to the **POINT OF BEGINNING**, and containing 446.03 acres, more or less.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. CUPLIN & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT 2019, CUPLIN & ASSOCIATES, INC. ©. BASIS OF BEARINGS ARE TO TEXAS COORDINATE SYSTEM, CENTRAL ZONE. A PLAT OF SURVEY OF EVEN DATE WAS PREPARED AS IS INTENDED TO ACCOMPANY THE ABOVE DESCRIBED TRACT OF LAND.

  
\_\_\_\_\_  
Dated: 1/17/2019  
Kyle P. Cuplin  
Registered Professional Land Surveyor No. 5938

