



RICKMAN LAND SURVEYING

29.10 ACRE TRACT

FIELD NOTES OF A 29.10 ACRE (1,267,696 SQUARE FEET MORE OR LESS) TRACT OF LAND SITUATED IN BLANCO COUNTY, TEXAS OUT OF THE ANDREW SCHNEIDER SURVEY NO. 22, ABSTRACT NO. 732 AND THE C.A. DELZELL SURVEY NO. 25, ABSTRACT NO. 1495 AND BEING ALL OF A 29.146 ACRE TRACT AS CONVEYED TO LILLIAN MAE AYARS OF RECORD IN VOLUME 494, PAGE 420, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: NOTE: (BEARINGS BASED ON TEXAS CENTRAL ZONE, NAD83.)

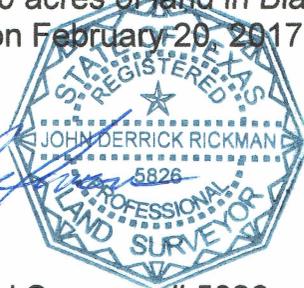
- BEGINNING:** At ½" iron rod found in the north Right-of-Way line of Landmart Road, known as Country Lane for the west corner of This Tract, the southeast corner of a 10.00 acre tract as conveyed to Lillian Mae Ayars of record in Volume 494, Page 418, Official Public Records, Blanco County, Texas and the POINT OF BEGINNING;
- THENCE:** N 51°17'03" E (Record Bearing N 52°03'37" E) and Basis of Bearing, departing the north Right-of-Way line of Country Lane with the northwest line of This Tract, the southeast line of the 10.00 acre tract and a 2.97 acre tract as conveyed to Kurt and Dawn Burnett of record in Volume 482, Page 209, Official Public Records, Blanco County, Texas, a distance of 1003.05 feet, passing a ½" iron rod found for the east corner of the 10.00 acre tract and the south corner of the 2.97 acre tract and continuing for a total distance of 1434.30 feet to a ½" iron rod found in the southwest Right-of-Way line of Farm to Market Highway 1623 for the north corner of This Tract and the east corner of the 2.97 acre tract;
- THENCE:** S 58°29'48" E, with the southwest Right-of-Way line of F.M. Hwy 1623 and the northeast line of This Tract, a distance of 703.42 feet to a ½" iron rod found for the east corner of This Tract and the north corner of a 24.883 acre tract as conveyed to Don and Mary Alice Barnett of record in Volume 161, Page 854, Official Public Records, Blanco County, Texas;
- THENCE:** S 31°01'04" W, departing the southwest Right-of-Way line of F.M. Hwy 1623, with the southeast line of This Tract and the northwest line of the 24.883 acre tract, a distance of 1291.58 feet to a fence post in the north Right-of-Way line of Country Lane for the south corner of This Tract and the west corner of the 24.883 acre tract;

THENCE: With the north Right-of-Way line of Country Lane and the southwest line of This Tract, the following calls and distances:

N 63°42'13" W, a distance of 280.40 feet to a 1/2" iron rod found for an angle point;

N 67°33'06" W, a distance of 191.28 feet to a 1/2" iron rod set with cap stamped "RICKMAN RPLS 5826" for an angle point;

N 58°41'55" W, a distance of 731.63 feet to the POINT OF BEGINNING and containing 29.10 acres of land in Blanco County, Texas, according to a survey on the ground on February 20, 2017 by Rickman Land Surveying.



J. Derrick Rickman
Registered Professional Land Surveyor # 5826