

# WCR

## LAND SURVEYING

P.O. Box 481 Blanco, TX 78606  
(512)618-7672 rpls6344@gmail.com  
TBPE&LS FIRM #10194135

### FIELD NOTE DESCRIPTION OF A 11.108 ACRE TRACT OF LAND

Being an **11.108 acre** tract of land situated in the G. B. & C. N. G. R.R. Co. Survey No. 97, Abstract No. 755, Blanco County, Texas and being out of a called 17.942 acre tract of land recorded in Document No. 183720, Official Public Records, Blanco County and being described as 18.0 acres in Volume 312, Page 114, Official Public Records, Blanco County, Texas, said **11.108 acre** tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 10" metal fence post found for a corner of Tract 10, Sundown Ranch recorded in Volume 2 Page 80, Plat Records, Blanco county, Texas, for the occupied southeast corner of Tract 16, The Sanctuary Phase 1 recorded in Volume 2 Page 72, Plat Records, Blanco County, Texas, the northeast corner of the above referenced 17.942 acre tract and herein described tract;

**THENCE** with a west line of Tract 10 and an east line of said 17.942 acre tract, **S 00°24' 39" E**, a distance of **653.69'** to a 1/2" iron rod found for the southwest corner of Tract 10, a northwest corner of a called 558.005 acre tract of land recorded in Volume 137 Page 642, Deed Records, Blanco County, Texas and a corner of the herein described tract;

**THENCE** along a west line of said 558.005 acre tract and an east line of said 17.942 acre tract **S 00°01' 53" W**, a distance of **189.87'** to a 4" cedar fence post found for the occupied corner of a called 10.4 acre tract of land recorded in Volume 201, page 582, Official Public Records, Blanco County, Texas, the easternmost southeast corner of said 17.942 acre tract and the southeast corner of the herein described tract;

**THENCE** with the northwest line of said 10.4 acre tract and a southeast line of said 17.942 acre tract **S 59°17' 33" W**, a distance of **537.22'** to a 1/2" iron rod found in the centerline of a 60' wide roadway easement (known as Altwein Road) recorded in Volume 445, Page 321, Official Public Records, Blanco County, Texas, for the southernmost southwest corner of said 17.942 acre tract and herein described tract;

**THENCE** with the centerline of Altwein Road and westerly and southerly lines of said 17.942 acre tract the following courses and distances:

**N 36°35' 03" E**, a distance of **374.61'** to a 1/2" iron rod found;

**N 09°02' 49" W**, a distance of **249.66'** to a 1/2" iron rod found;

**N 60°50' 19" W**, a distance of **343.32'** to a 1/2" iron rod found;

and **S 89°49' 12" W**, a distance of **73.90'** to an iron rod set for the westernmost southwest corner of herein described tract;

**THENCE** severing said 17.942 acre tract the following courses and distances:

**N 00°55' 06" W**, a distance of **80.61'** to a 2.5" metal fence post found;

**N 52°49' 44" W**, a distance of **243.52'** to a 2.5" metal fence post found;

and **N 00°35' 21" W**, a distance of **167.05'** to a cotton spindle set in or near the south line of the aforementioned Tract 16, The Sanctuary Phase 1, in or near the north line of said 17.942 acre tract, in a wire fence, for the northwest corner of the herein described tract;

**THENCE** with the apparent south line of Tract 16, an apparent north line of said 17.942 acre tract and with wire fence, **N 89°24' 39" E**, a distance of **844.10'** to the **POINT OF BEGINNING 11.108** acres.

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.



 05/26/2021

Christopher Jurica, RPLS #6344  
(512)618-7672 rpls6344@gmail.com  
Job No. 1487-21