

P.O. Box 481 Blanco, TX 78606
(830)833-3010 info@wcrlandsurveying.com
TBPE&LS FIRM #10194135

FIELD NOTE DESCRIPTION OF A 16.43 ACRE TRACT OF LAND

Being a **16.43 acre** tract of land situated in the Thomas R Jackson Survey No. 25, Abstract No. 9, Hays County, Texas and being all of a called 16.42 acre tract of land recorded in Volume 4421, Page 791, Official Public Records, Hays County, Texas, said **16.43 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the east right-of-way line of State Highway R.M. 150, at or near the southwest corner of a called 8.27 acre tract of land recorded in Volume 713, Page 172, Real Property Records, Hays County, Texas, for the northwest corner of the above referenced 16.42 acre tract and herein described tract, said iron rod bears S02°21'28"E a distance of 66.00' from a concrete TXDOT right-of-way monument found;

THENCE with the south line of said 8.27 acre tract and the north line of said 16.42 acre tract, N 88°07' 04" E, a distance of **720.06'** to a 1/2" iron rod found in a west line of a called 38.6848 acre tract of land recorded in Volume 1421, Page 369, Official Public Records, Hays County, Texas for the northeast corner of said 16.42 acre tract and herein described tract, from which a 1/2" iron rod bears N85°48'38"E a distance of 0.63';

THENCE with a west line of said 38.6848 acre tract and the east line of said 16.42 acre tract, S 01°29' 46" E, a distance of **1268.55'** to a 1/2" iron rod found in the northeast right-of-way line of State Highway R.M. 150 for the southwest corner of said 38.6848 acre tract, the southernmost corner of said 16.42 acre tract and herein described tract;

THENCE with the northeast right-of-way line of State Highway R.M. 150 and southwest lines of said 16.42 acre tract the following courses and distances:

with a curve to the right, an arc distance of **237.11'**, a radius of **1070.92'**, a central angle of **12°41' 08"** and a chord which bears N 63°45' 21" W, a distance of **236.62'** to a 1/2" iron rod found;

N 59°55' 58" W, a distance of **190.50'** to a 1/2" iron rod found;

with a curve to the right, an arc distance of **192.74'**, a radius of **1095.92'**, a central angle of **10°04' 36"** and a chord which bears N 42°37' 44" W, a distance of **192.49'** to a 1/2" iron rod found;

N 40°33' 16" W, a distance of **94.99'** to a 1/2" iron rod found;

with a curve to the right, an arc distance of **416.29'**, a radius of **1105.92'**, a central angle of **21°34' 03"** and a chord which bears **N 21°41' 11" W**, a distance of **413.84'** to a 1/2" iron rod found;

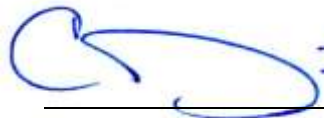
N 08°52' 37" W, a distance of **122.69'** to a MAG nail found in concrete;

and **N 02°03' 54" W**, a distance of **325.04'** to the **POINT OF BEGINNING** containing **16.43 acres** of land.

Notes:

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




10/08/2021
Christopher Jurica, RPLS #6344
Job No. 1636-21