

**FIELD NOTES
FOR
A 32.13 ACRE TRACT**

A **32.13 acre tract**, out of the Charles V. Taplin Survey No. 96, Abstract No. 595, Blanco County, Texas, the remaining portion of a 10.00 acre tract as conveyed to Jerry L. Cloud and wife, Joann Cloud of record in Volume 109, Page 61 of the Official Public Records of Blanco County, Texas (O.P.R.), the remaining portion of a 14.00 acre tract as conveyed to Jerry Lester Cloud and wife, Joann Cloud, of record in Volume 139, Page 638 O.P.R., and a remaining portion of a 195.9 acre tract of land as conveyed to Lester Cloud and Sybil B. Cloud of record in Volume 71, Page 70 O.P.R. and being more particularly described by metes and bounds as follows:

BEGINNING at a post, for a southeast corner of an 18.78 acre tract, as conveyed to Joseph Lovalo of record in Volume 478, Page 811 O.P.R., an angle point of the 10.645 acre tract as conveyed to Charles S. Arnold of record in Volume 469, Page 14 O.P.R., the northeast corner of the remaining portion of the 10.00 acre tract, and a north exterior corner of the tract described herein;

THENCE: Along and with the common lines between the 10.645 acre tract and the remaining portion of the 10.00 acre tract, the following three (3) courses:

1. **S 06°07'50" W**, a distance of **46.48 feet** to a found ½" iron rod stamped "KOLODZIE", for an angle point of the tract described herein,
2. **S 03°07'10" E**, a distance of **57.37 feet** to a set ½' iron rod with a Blue Plastic Cap Stamped "KFW SURVEYING", for an interior corner of the tract described herein, and
3. **S 84°40'09" E**, a distance of **164.00 feet** to a post, for an interior corner of the tract described herein,

THENCE: along and with the common line between the 10.645 acre tract and the 14.00 acre tract, the following three (3) courses:

1. **N 11°35'31" E**, a distance of **170.13 feet**, for an exterior corner of the tract described herein,
2. **N 77°38'12" E**, a distance of **52.66 feet** to a post, for an exterior corner of the tract described herein, and
3. **S 50°18'53" E**, a distance of **360.79 feet** to a found ½" iron rod stamped "HLS", for the northwest corner of a 15.82 acre tract as conveyed to Kimberly Sue Hines of record in Volume 184, Page 528 O.P.R., the northeast corner of the 14.00 acre tract and the tract described herein;

THENCE: S 11°51'19" W, along and with the common line between the 14.00 acre tract and the 15.82 acre tract, a distance of **1120.04 feet** to a found ½" iron rod, for the northeast corner of a 9.659 acre tract as conveyed to Norman J. Eubank and spouse, Barbara Eubank of record in Volume 426, Page 188 O.P.R., the southeast corner of the 14.00 acre tract, and the tract described herein;

THENCE: N 64°57'56" W, along and with the northeast line of the 9.659 acre tract and the southwest line of the 14.00 acre tract, and a southwest line of the remaining portion of the 195.9 acre tract, a distance of **529.52 feet** to a found ½" iron rod, for the northwest corner of the 9.659 acre tract, an interior corner of the remaining portion of the 195.9 acre tract and the tract described herein;

THENCE: S 14°14'19" W, along and with the northwest line of the 9.659 acre tract and a southeast line of the remaining portion of the 195.9 acre tract, a distance of **232.43 feet** to a found ½" iron rod, for the northeast corner of a 6.000 acre tract as conveyed to Chris Henry Garner and Rhonda S. Gardner of record in Volume 534, Page 598 O.P.R., the southeast corner of the remaining portion of the 195.9 acre tract, and the tract described herein;

THENCE: N 77°48'37" W, along and with the northeast line of the 6.000 acre tract and the southwest line of the remaining portion of the 195.9 acre tract, a distance of **819.41 feet** to a found ½" iron rod in the southeast line of a 141.68 acre tract as conveyed to Larry W. Downing and Belinda G. Downing of record in Volume 471, Page 375 O.P.R., for the northwest corner of the 6.000 acre tract, the southwest corner of the remaining portion of the 195.9 acre tract and the tract described herein;

THENCE: N 20°59'39" E, along and with the common line between the 141.68 acre tract, and the remaining portion of the 195.9 acre tract, a distance of **930.50 feet** to a found ½" iron rod, for an exterior corner of the 141.68 acre tract, the southeast corner of the 18.78 acre tract, a northwest corner of the remaining portion of the 195.9 acre tract and the tract described herein;

THENCE: N 72°16'51" E, along and with the southeast line of the 18.78 acre tract and the northwest lines of the remaining portion of the 195.9 acre tract and the remaining portion of the 10.00 acre tract, a distance of 745.23 feet to the **POINT OF BEGINNING** and containing **32.13 acres** more or less, in Blanco County, Texas. Said tract being described in accordance with a survey prepared by KFW SURVEYING. Bearings are based on NAD83 Texas State Plane Central Zone.

*This tract is subject to a 60 foot Ingress/Egress Prescriptive Easement known as Tejas Trails.

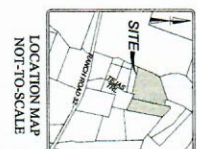
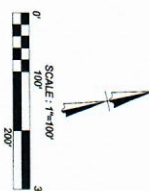
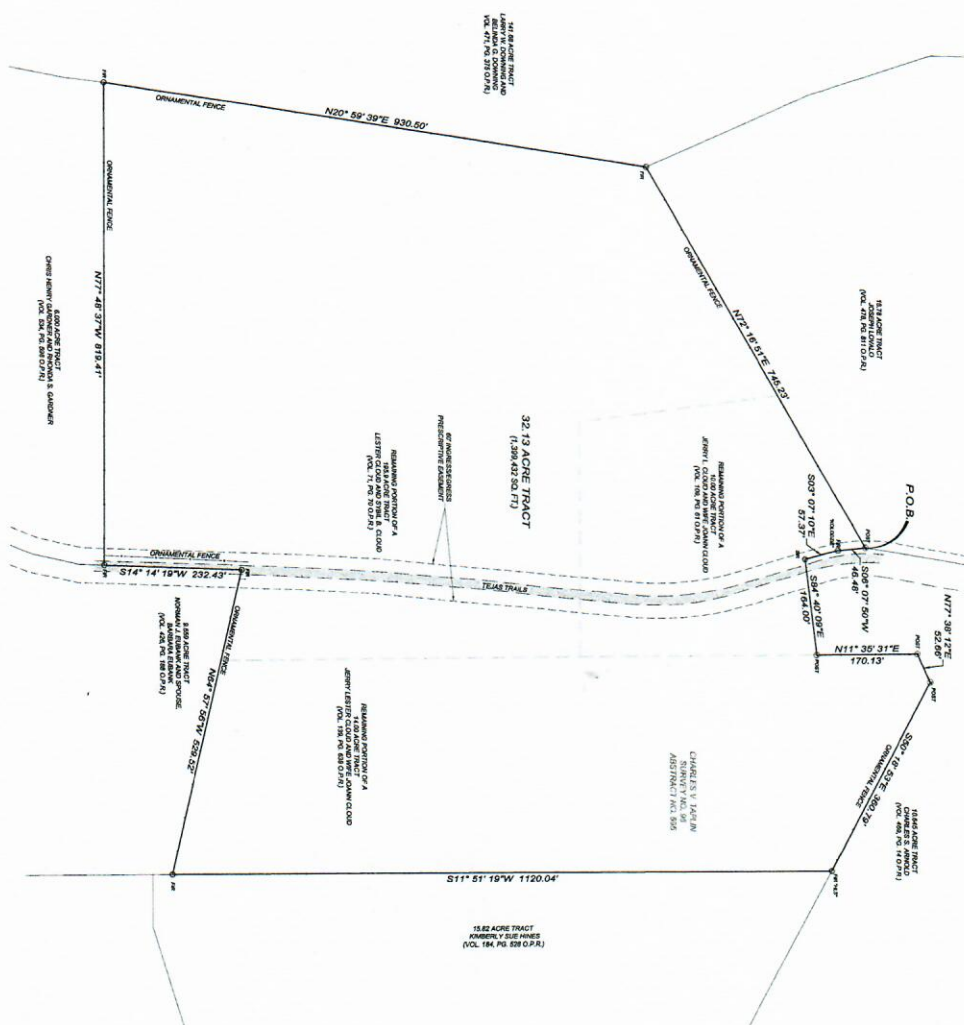
Job No.: 21-171
Prepared by: KFW SURVEYING
Date: August 26, 2021
File: S:\Draw 2021\21-171 Tejas Trl BlancoDOCS\FN 32.13AC.docx



[illegible]


SYMBOL LEGEND

- ☐ P/R FOUND 127 ROOM ROAD AS NOTED
☐ S/R SET 127 ROOM ROAD WITH A BLUE CAP
 STAMPED "SPW ELIZABETH"
☒ P POST AS NOTED
☐ O/P/R OFFICIAL PUBLIC RECORDS OF REAL
 PROPERTY OF BLANCO COUNTY, TEXAS
☐ M/P/R MAP AND PLAT RECORDS OF
 BLANCO COUNTY, TEXAS
 ENVIRONMENTAL FENCE
 PAVED AREA



ADDRESS: 1918 LEAS I KAIL
BLANCO, TX 78606

1. I, TERENCE A. SUGOLD, DO HEREBY CERTIFY THAT THIS TITLE SURVEY WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A MEMBER WORKING UNDER AN SUBSCRIPTION AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TITLE SURVEY SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A LAND SURVEY. THE FOLLOWING WAS COMPLETED ON 09/09/2021.



TERESA A. SUGOLD
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672

CATEGORY 1B LAND SURVEY OF

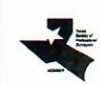
A 32.13 ACRE TRACT, OUT OF THE CHARLES V. TAPLIN SURVEY NO. 96, ABSTRACT NO. 595, BLANCO COUNTY, TEXAS, THE REMAINING PORTION OF A 10.00 ACRE TRACT AS CONVEYED TO JERRY L. CLOUD AND WIFE, JOANN CLOUD OF RECORD IN VOLUME 109, PAGE 61 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS (O.P.R.), THE REMAINING PORTION OF A 14.00 ACRE TRACT AS CONVEYED TO JERRY LESTER CLOUD AND WIFE, JOANN CLOUD, OF RECORD IN VOLUME 139, PAGE 638 O.P.R., AND A REMAINING PORTION OF A 195.9 ACRE TRACT OF LAND AS CONVEYED TO LESTER CLOUD AND SYBIL B. CLOUD OF RECORD IN VOLUME 71, PAGE 70 O.P.R.

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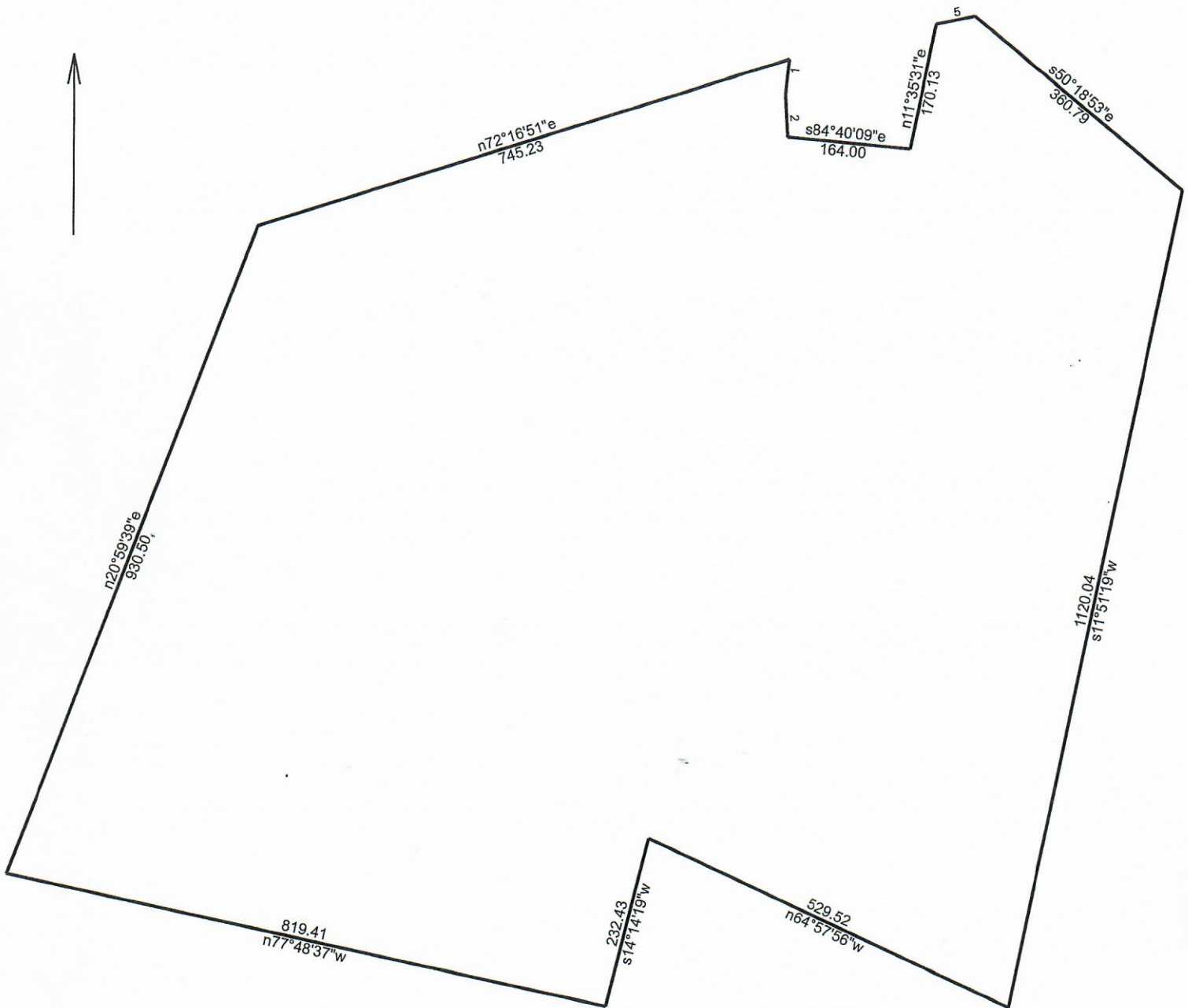
SHEET NUMBER

ISSUE DA

REVISION



KFW
SURVEYING
3421 Penasco Pkwy, Suite 101, San Antonio, TX 78228



10/7/2021

Scale: 1 inch= 202 feet

File: 32.13AC.ndp

Tract 1: 32.1264 Acres, Closure: s50.5631e 0.01 ft. (1/741432), Perimeter=5229 ft.

01 s06.0750w 46.48

02 s03.0710e 57.37

03 s84.4009e 164.00

04 n11.3531e 170.13

05 n77.3812e 52.66

06 s50.1853e 360.79

07 s11.5119w 1120.04

08 n64.5756w 529.52

09 s14.1419w 232.43

10 n77.4837w 819.41

11 n20.5939e 930.50

12 n72.1651e 745.23