

FIELD NOTES FOR A 167.8 ACRE TRACT OF LAND

A **167.8** tract of land, out of the Nicholas Mendez Survey No. 3, Abstract 506, and the John H. Darlin Survey No. 4, Abstract 170, Llano County, Texas and being a portion of the remainder of a called 483.362 acre tract of land as conveyed to H2W, LLC., of record in Volume 1562 Page 741 of the Official Public Records of Llano County, Texas. Said **167.8 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a found $\frac{1}{2}$ " iron rod in the south right-of-way line of State Highway 71, a called 120' wide Texas Department of Transportation(T.X.D.O.T.) right-of-way (R.O.W.), as shown on the T.X.D.O.T. R.O.W. map CSJ No. 700-4-4, and as described in Volume 81 Page 614 of the Deed Records of Llano County, Texas, in the north line of said 483.362 acre tract, for the northwest corner of a called 90.00 acre tract of land as described in Volume 1574, Page 1461 of the Official Public Records of Llano County, Texas and for the northeast corner of the tract described herein;

THENCE: S 02° 13' 01" E, departing said right-of-way line and with the west line of said 90.00 acre tract, a distance of **4265.32 feet** to a found $\frac{1}{2}$ " iron rod for the southwest corner of said 90.00 acre tract, in the southeast line of said 483.362 acre tract, in the northwest line of a called 618.292 acre tract as described in Volume 1564 Page 3708 of the Official Public Records of Llano County, Texas and for the southeast corner of the tract described herein;

THENCE: S 58° 28' 13" W, with the common line between said 618.292 acre tract and said 483.362 acre tract, a distance of **226.66 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for the southeast corner of a called 102.0 acre tract as described in Volume 1581, Page 4282 of the Official Public Records of Llano County, Texas, in the westerly line (as field located) of a called 30' wide Gas Pipeline Easement as described in Volume 185 Page 271 of the Deed Records of Llano County, Texas and for the southwest corner of the tract described herein;

THENCE: With the east line of said 102.0 acre tract and the east line of a called 50.00 acre tract of land as described in Volume 1581, Page 3289 of the Official Public Records of Llano County, Texas, and the west line of said 30' Wide Gas Pipeline Easement, the following three (3) courses:

1. **N 42° 17' 57" W**, a distance of **4114.73 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for corner,
2. **N 39° 45' 25" W**, a distance of **308.38 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for corner, and
3. **N 28° 57' 34" W**, a distance of **202.71 feet** to a set pk nail with a washer stamped "Matkin Hoover Eng. & Survey" in said south right-of-way line of State Highway 71, for the northeast corner of said 50.00 acre tract, in the northwest line of said 483.362 acre tract and for the northwest corner of the tract described herein;

THENCE: With said right-of-way line and the northwest line of said 483.362 acre tract, the following two (2) courses:

1. With a non-tangent curve to the left having a radius of **5789.65 feet**, an arc length of **203.67 feet**, a delta angle of **002° 00' 56"** and a chord bears, **N 74° 13' 42" E**, a distance of **203.66 feet** T.X.D.O.T. R.O.W. marker for corner, and
2. **N 73° 19' 46" E**, a distance of **3023.89 feet** to the **POINT OF BEGINNING** and containing **167.8 acres** of land situated in Llano County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, Central Zone, 4203, US Survey Foot, Grid. A survey plat was prepared by a separate document. Distances recited herein are grid distances.



Job # 18-4078 167.8 Acres

Date: March 18, 2021