

BLACKLAND SURVEYING, LLC

Field Notes for 7.91 acres of land out of the Ignacio Galindo Grant, Abstract Number 21, in Falls County, Texas, and out of Ignacio Galindo Grant, Abstract Number 16, McLennan County, Texas, being a part of that called 48.45 acre Tract One described in a deed to Ryan Hrabal, recorded in Instrument Number 2018042451 of the Official Public Records of McLennan County, Texas. Described as follows with bearings based on the State Plane Coordinate System, Texas Central, NAD 83.

Beginning at a 1/2-inch iron rod set capped "Blackland" in the West line of Craft Road, in the East line of said 48.45 acre tract, for the Southeast corner of this tract, from which a 4-inch steel post for the Southeast corner of said 48.45 acre tract bears S 32degrees 32minutes 13seconds E 355.31 feet;

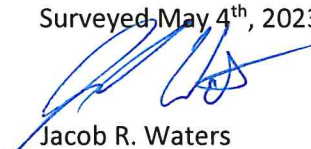
THENCE S 57degrees 44minutes 13seconds W 962.65 feet to a 1/2-inch iron rod set capped "Blackland" in the West line said 48.45 acre tract, the East line of that called 20.13 acre tract described in a deed to Brittany Fitzgerald and Casey Fitzgerald recorded under Instrument number 2018041342 of the Official Public Records of McLennan County, Texas, for the Southwest corner of this tract; from which a 3/8-inch iron rod found for the Southwest corner of said 48.45 acre tract bears S 32degrees 14minutes 33seconds E 355.31 feet;

THENCE N 32degrees 14minutes 33seconds W 358.18 feet to a 1/2-inch iron rod found capped "Blackland" at the Southwest corner of that called 12.00 acre tract described in a deed to Mindy Carter and Jeffery D. Pinkard recorded under Instrument Number 2023015972 of the Official Public Records of McLennan County, Texas, for the Northwest corner of this tract;

THENCE N 57degrees 44minutes 13seconds E 960.81 feet to a 1/2-inch iron rod found capped "Blackland" in the West line of Craft Road, at the Southeast corner of said 12.00 acre tract, for the Northeast corner of this tract;

THENCE S 32degrees 32minutes 13seconds E 358.18 feet along the West line of Craft Road to the POINT OF BEGINNING containing 7.91 acres of land.

Surveyed May 4th, 2023.


Jacob R. Waters
RPLS No. 6849
Job No. 23-06-0406



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