



P.O. Box 481 Blanco, TX 78606
(512)618-7672 rpjs6344@gmail.com
TBPLS FIRM #10194135

FIELD NOTE DESCRIPTION OF A 27.80 ACRE TRACT OF LAND

Being a **27.80** acre tract of land situated in the C.V. Taplin Survey No. 96, Abstract No. 595 and Rutersville College Survey No. 18, Abstract No. 503, Blanco County, Texas and being all of a called 24.55 acre tract of land recorded in Volume 474, Page 475, Official Public Records, Blanco County, Texas and all of a called 3.27 acre tract of land recorded in Volume 498, Page 761, Official Public Records, Blanco County, Texas, said **27.80** tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the center of County Road No. 405 (also known as Tejas Trail), for a westerly corner of a called 40.360 acre tract of land recorded in Volume 220, Page 926, Official Public Records, Blanco County, Texas, a corner of a called 7.2005 acre tract of land recorded in Volume 332, Page 983, Official Public Records, Blanco County, Texas, the southernmost southeast corner of the above referenced 24.55 acre tract and herein described tract;

THENCE with a northeast line of said 7.2005 acre tract and a southwest line of said 24.55 acre tract, **North 49 degrees 34 minutes 28 seconds West**, a distance of **14.91 feet** to an iron rod found with a "HLS 5263" plastic cap for the northeast corner of a called 18.78 acre tract of land recorded in Volume 478, Page 811, Official Public Records, Blanco County, Texas, the northernmost corner of said 7.2005 acre tract, a corner of said 24.55 acre tract and herein described tract;

THENCE with a northeast line of said 18.78 acre tract and a southwest line of said 24.55 acre tract, **North 57 degrees 51 minutes 00 seconds West**, a distance of **7.55 feet** to a 6" cedar fence post found at the beginning of a rock wall, being a common corner of said 18.78 acre tract and said 24.55 acre tract;

THENCE with common lines of said 18.78 acre tract and said 24.55 acre tract, generally along rock wall, the following courses and distances:

North 54 degrees 09 minutes 41 seconds West, a distance of **182.01 feet** to an iron rod set;

North 71 degrees 41 minutes 57 seconds West, a distance of **98.18 feet** to an iron rod set;

North 76 degrees 21 minutes 57 seconds West, a distance of **114.28 feet** to an iron rod set;



North 89 degrees 28 minutes 58 seconds West, a distance of **134.86 feet** to an iron rod set at the end of rock wall;

THENCE continuing with common lines of said 18.78 acre tract and said 24.55 acre tract the following courses and distances:

South 77 degrees 05 minutes 18 seconds West, crossing flat creek, a distance of **87.24 feet** to an iron rod found with a "HLS 5263" plastic cap;

South 29 degrees 32 minutes 04 seconds West, a distance of **73.30 feet** to an iron rod set;

South 51 degrees 01 minutes 54 seconds West, a distance of **41.78 feet** to an iron rod set;

South 72 degrees 43 minutes 27 seconds West, a distance of **85.77 feet** to a 24" pecan tree (called 24" oak in Volume 474, Page 475 and Volume 478, Page 811, no oak found in area);

and **North 79 degrees 56 minutes 46 seconds West**, a distance of **134.75 feet** to an iron rod found with a "HLS 5263" plastic cap in an occupied (as fenced) southeast line of a called 129.93 acre tract of land recorded in Volume 160, Page 740, Official Public Records, Blanco County, Texas, for the northwest corner of said 18.78 acre tract, the southwest corner of said 24.55 acre tract and herein described tract;

THENCE along occupied (as fenced) lines of said 129.93 acre tract, being common lines of said 24.55 acre tract and herein described tract, the following courses and distances:

North 16 degrees 24 minutes 26 seconds East, a distance of **888.96 feet** to a 1/2" iron rod found;

South 84 degrees 24 minutes 34 seconds East, a distance of **9.32 feet** to a 1/2" iron rod found;

and **North 17 degrees 28 minutes 09 seconds East**, a distance of **60.69 feet** to a 6" cedar fence post found for a southerly corner of a called 129.86 acre tract of land recorded in Volume 160, Page 740, Official Public Records, Blanco County, Texas, a northwest corner of said 24.55 acre tract and herein described tract;

THENCE with common lines of said 129.86 feet and said 24.55 acre tract the following courses and distances:

North 64 degrees 40 minutes 13 seconds East, a distance of **354.69 feet** to a 6" wood fence post;



South 89 degrees 57 minutes 48 seconds East, a distance of **1055.29 feet** to an iron rod set for the ostensible southeast corner of said 129.86 acre tract, an interior corner of said 24.55 acre tract and herein described tract;

THENCE along an ostensible east line of said 129.86 acre tract and with a west line of said 24.55 acre tract, **North 01 degrees 22 minutes 18 seconds East**, a distance of **94.51 feet** to a 1/2" iron rod found for the northermost northwest corner of said 24.55 acre tract;

THENCE with a north line of said 24.55 acre tract, **South 87 degrees 47 minutes 50 seconds East**, crossing Tejas Trail, a distance of **35.05 feet** to a 1/2" iron rod found for a southwest corner of a called 239.56 acre tract of land recorded in Document No. 182478, Official Public Records, Blanco County, Texas, the northwest corner of a called 19.93 acre tract of land recorded in Volume 108, Page 854, Deed Records, Blanco County, Texas, the northeast corner of said 24.55 acre tract and herein described tract;

THENCE with westerly lines of said 19.93 acre tract and easterly lines of said 24.55 acre tract, the following courses and distances:

South 08 degrees 14 minutes 29 seconds East, a distance of **441.07 feet** to an iron rod set;

and **South 16 degrees 22 minutes 59 seconds West**, a distance of **95.84 feet** to a calculated point in the centerline of Flat Creek for the northeast of the aforementioned 40.36 acre tract, the easternmost southeast corner of said 24.55 acre tract and herein described tract;

THENCE with the centerline of Flat Creek, being a northerly line of said 40.36 acre tract and southerly line of said 24.55 acre tract, **North 89 degrees 23 minutes 19 seconds West**, a distance of **10.21 feet** to a drill hole set in concrete at the intersection of the centerline of Flat Creek and centerline of Tejas Trail, for the northeast corner of the above referenced 3.27 acre tract;

THENCE with the centerline of Tejas Trail, being the southeast east line of said 3.27 acre tract, the following courses and distances:

South 30 degrees 57 minutes 05 seconds West, a distance of **25.37 feet** to a cotton spindle set;

South 50 degrees 39 minutes 35 seconds West, a distance of **67.74 feet** to a cotton spindle set;

South 77 degrees 31 minutes 45 seconds West, a distance of **795.70 feet** to a MAG nail found for the southwest corner of said 3.27 acre tract;

THENCE with the centerline of Tejas Trail, being westerly lines of said 40.36 acre tract and easterly lines of said 24.55 acre tract, the following courses and distances;

South 33 degrees 53 minutes 09 seconds West, a distance of **52.79 feet** to a cotton spindle set;

South 21 degrees 57 minutes 14 seconds East, a distance of **46.18 feet** to a cotton spindle set;

South 39 degrees 02 minutes 05 seconds East, a distance of **108.78 feet** to a cotton spindle set;

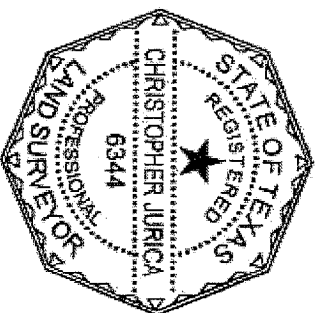
South 09 degrees 57 minutes 18 seconds East, a distance of **83.88 feet** to a cotton spindle set;

South 13 degrees 52 minutes 33 seconds West, a distance of **100.75 feet** to a cotton spindle set;

and **South 25 degrees 09 minutes 15 seconds West**, a distance of **116.25 feet** to the **POINT OF BEGINNING** containing **27.80 acres** of land.

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.

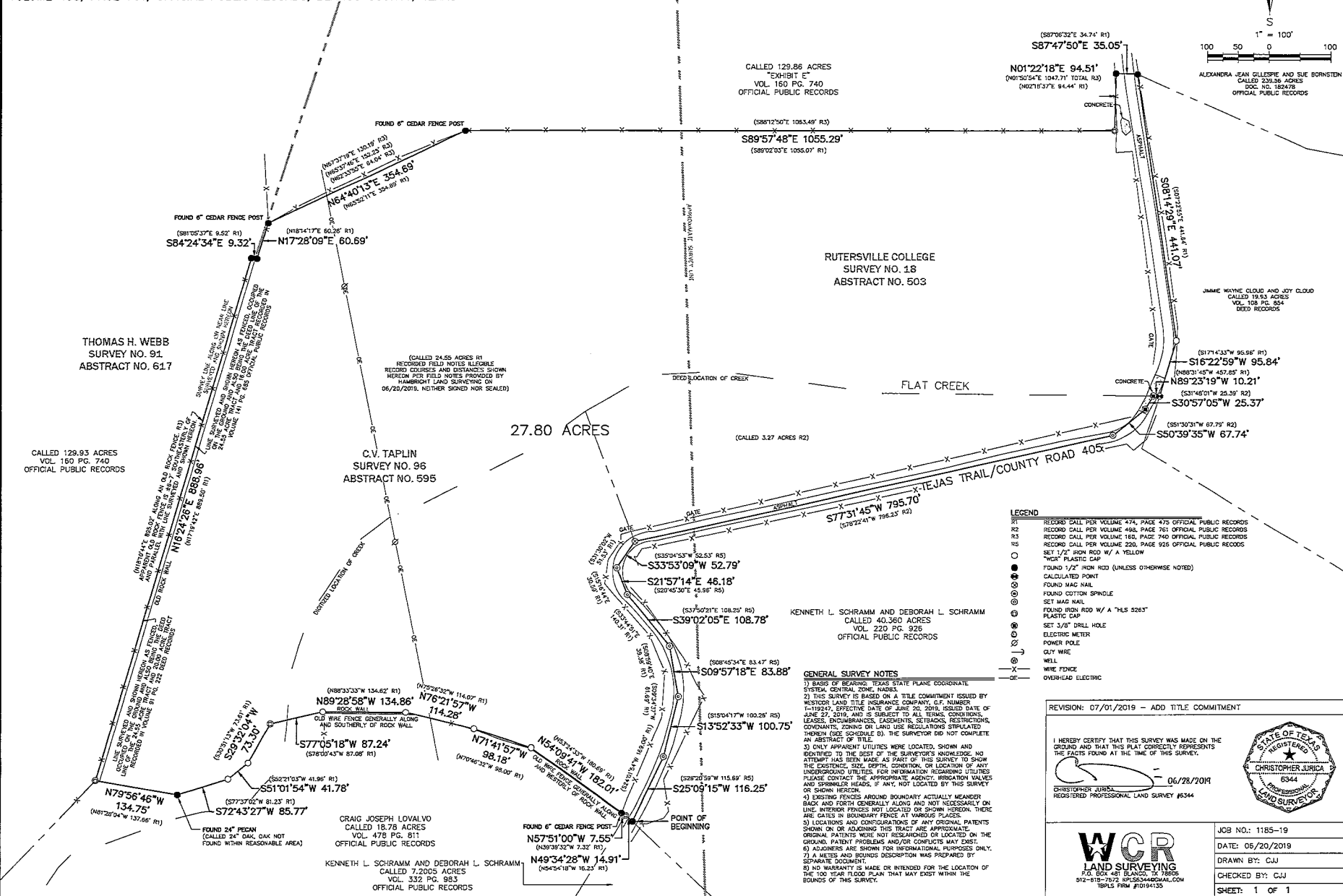


A handwritten signature in black ink, appearing to read "C Jurica", written over a horizontal line.

06/28/2019

Christopher Jurica, RPLS #6344
(512)618-7672 rpls6344@gmail.com
Job No. 1185-19

SURVEY SHOWING A 27.80 ACRE TRACT OF LAND SITUATED IN THE C.V. TAPLIN SURVEY NO. 96, ABSTRACT NO. 595 AND RUTERSVILLE COLLEGE SURVEY NO. 18, ABSTRACT NO. 503, BLANCO COUNTY, TEXAS AND BEING ALL OF A CALLED 24.55 ACRE TRACT OF LAND RECORDED IN VOLUME 474, PAGE 475, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS AND ALL OF A CALLED 3.27 ACRE TRACT OF LAND RECORDED IN VOLUME 498, PAGE 761, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS



K99
07/17/19
3:17 PM MST
dotloop verified

REVISION: 07/01/2019 — ADD TITLE COMMITMENT

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

06/28/2019

STATE OF TEXAS
REGISTERED
CHRISTOPHER JURICA
6344
PROFESSIONAL LAND SURVEYOR

WCR
LAND SURVEYING
P.O. BOX 481 BLANCO, TX 78605
912-675-7072 WCR@WCRSURV.COM
TSPS FIRM #0194135

JOB NO: 1185-19
DATE: 06/20/2019
DRAWN BY: CJJ
CHECKED BY: CJJ
SHEET: 1 OF 1