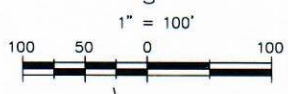


SURVEY SHOWING A 11.84 ACRE TRACT OF LAND SITUATED IN THE G.C. & S.F. RAILROAD COMPANY SURVEY NO. 131, ABSTRACT NO. 1082, BLANCO COUNTY, TEXAS, BEING ALL OF TRACT 54 AND 55, NO LE HACE RANCHES, AN UNRECORDED SUBDIVISION AND ALSO BEING ALL OF A CALLED 11.84 ACRE TRACT OF LAND RECORDED IN VOLUME 331, PAGE 938 OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS



BLINDA E. MCCLELLAND & DIXIE L. COSGROVE  
CALLED 9.21 ACRES  
NO LE HACE (UNRECORDED), LOT 59  
VOL. 501 PG. 539  
OFFICIAL PUBLIC RECORDS

POINT OF BEGINNING  
(S56°50'34"E 233.65' R1)  
S57°52'58"E 233.65'

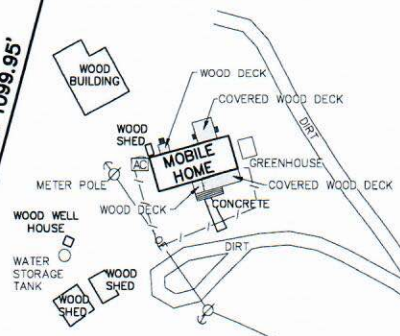
JAMES ALLEN & JASON ALLEN  
CALLED 10.009 ACRES  
NO LE HACE (UNRECORDED), LOT 56  
VOL. 239 PG. 143  
OFFICIAL PUBLIC RECORDS

(S57°08'23"E 401.92' R1)  
S58°08'41"E 401.98'

ORVAL L. KNIGHT AND KAREN KNIGHT  
CALLED 10.488 ACRES  
NO LE HACE (UNRECORDED), LOT 56  
VOL. 158 PG. 246  
OFFICIAL PUBLIC RECORDS

11.84 ACRES  
TIMOTHY WRIGHT  
CALLED 11.84 ACRES  
NO LE HACE (UNRECORDED), LOT 54 AND 55  
DOC. NO. 183045  
OFFICIAL PUBLIC RECORDS (R1)

(N15°47'34"E 1100.00' R1)  
N14°46'31"E 1099.95'



60.0' INGRESS AND EGRESS EASEMENT  
VOL. 121 PG. 623  
DEED RECORDS  
BONITA DRIVE  
S00°54'56"W 369.63'  
(S01°54'32"W 369.58' R1)

S23°00'37"W  
94.83'  
(S24°04'39"W 94.88' R1)

**LEGEND**

○	RECORD CALL PER PLAT
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
⊗	FOUND MAG NAIL
⊙	FOUND IRON ROD W/ A YELLOW "HLS" PLASTIC CAP
⊕	POWER POLE
⊖	GUY WIRE
⊗	WELL
⊕	A/C PAD
—X—	WIRE FENCE
—/—	WOOD FENCE W/ HOG PANEL
—OE—	OVERHEAD ELECTRIC
—ET—	OVERHEAD ELECTRIC TRANSMISSION
—OEC—	OVERHEAD ELECTRIC/COMMUNICATION



**GENERAL SURVEY NOTES**

- 1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83.
- 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, COVENANTS, ENCUMBRANCES, ZONING OR LAND USE REGULATIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
- 3) ONLY APPARENT UTILITIES WERE LOCATED, SHOWN AND IDENTIFIED TO THE BEST OF THE SURVEYOR'S KNOWLEDGE. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITIES. FOR INFORMATION REGARDING UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY, IRRIGATION VALVES AND SPRINKLER HEADS, IF ANY, NOT LOCATED BY THIS SURVEY OR SHOWN HEREON.
- 4) ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- 5) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY SEPARATE DOCUMENT.

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.

05/03/2021  
CHRISTOPHER JURICA  
REGISTERED PROFESSIONAL LAND SURVEYOR #6344  
RPLS6344@GMAIL.COM 512-618-7672

**WCR**  
LAND SURVEYING  
P.O. BOX 481 BLANCO, TX 78606  
512-618-7672 RPLS6344@GMAIL.COM  
TBPE&LS FIRM #10194135

JOB NO.: 1465-21	CHECKED BY: CJJ
DRAWN BY: JMT	
SHEET: 1 OF 1	

**FIELD NOTE DESCRIPTION OF A  
11.84 ACRE TRACT OF LAND**

Being a **11.84 acre** tract of land situated in the G.C. & S.F. RR. Co. Survey No. 131, Abstract No. 1082, Blanco County, Texas, being all of Tract 54 and 55, No Le Hace, an unrecorded subdivision and all of a called 11.84 acre tract of land recorded in Volume 331, Page 938, Official Public Records, Blanco County, Texas, said, **11.84 acre** tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2" iron rod found for a corner of a called 10.009 acre tract of land recorded in Volume 239, Page 143, Official Public Records, Blanco County, Texas, the easternmost corner of a called 9.21 acre tract of land recorded in Volume 501, Page 539, Official Public Records, Blanco County, Texas, the northeast corner of a called 10.488 acre tract of land recorded in Volume 158, Page 246, Official Public Records, Blanco County, Texas, the northwest corner of the above referenced 11.84 acre tract and herein described tract;

**THENCE** with the southwest lines of said 10.009 acre tract and northeast lines of said 11.84 acre tract the following courses and distances:

**S 57° 52' 58" E**, a distance of **233.65'** to a 1/2" iron rod found;

and **S 58° 08' 41" E**, a distance of **401.98'** to a 1/2" iron rod found in the centerline of a 60.0' wide ingress & egress easement recorded in Volume 121, Page 623, Deed Records, Blanco County, Texas, for the southeast corner of said 10.009 acre tract, the northeast corner of said 11.84 acre tract and herein described tract;

**THENCE** with the centerline of said 60.0' wide ingress and egress easement and being easterly and southerly lines of said 11.84 acre tract the following courses and distances:

**S 00° 54' 56" W**, a distance of **369.63'** to a 1/2" iron rod found;

**S 23° 00' 37" W**, a distance of **94.83'** to a calculated point;

**S 66° 30' 11" W**, a distance of **142.09'** to a 1/2" iron rod found;

**S 50° 09' 41" W**, a distance of **193.61'** to a 1/2" iron rod found;

**N 56° 25' 25" W**, a distance of **141.69'** to a 1/2" iron rod found;

**S 66° 08' 21" W**, a distance of **415.36'** to a 3/8" iron rod found for the southeast corner of the aforementioned 10.488 acre tract, the southwest corner of said 11.84 acre tract and herein described tract;




**THENCE** with the southeast line of said 10.488 acre tract and northwest line of said 11.84 acre tract, **N 14° 46' 31" E**, a distance of **1099.95'** to the **POINT OF BEGINNING** containing **11.84** 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.



 05/03/2021

Christopher Jurica, RPLS #6344  
(512)618-7672 rpls6344@gmail.com  
Job No. 1465-21