



## LAND SURVEYING

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TBPLS FIRM #10194135

### FIELD NOTE DESCRIPTION OF A 15.000 ACRE TRACT OF LAND

Being a **15.000 acre** tract of land out of Tract 15, The 560 Subdivision recorded in Volume 1, Page 67, Plat Records, Blanco County, Texas and all of that certain 15.000 acre tract of land recorded in Document No. 170621, Official Public Records, Blanco County, Texas, said **15.000 acre** tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 60D nail found in a 10" cedar fence post for a corner of a called 288.78 acre tract of land recorded in Volume 302, Page 460, Official Public Records, Blanco County, Texas, the northwest corner of a called 250.70 acre tract of land recorded in Volume 377, Page 385, Official Public Records, Blanco County, Texas, the south corner of Tract 16, The 560 Subdivision, the southwest corner of the above referenced Tract 15, the above referenced 15.000 acre tract and herein described tract;

**THENCE** with the southeast line of Tract 16, the northwest line of Tract 15 and said 15.000 acre tract, **North 16 degrees 29 minutes 57 seconds East**, a distance of **1073.69 feet** to a 1/2" iron rod found for a corner of the centerline of a 60' wide road easement recorded in Volume 1, Page 67, Plat Records, Blanco County, Texas, a corner of Tract 16, the southwest corner of Tract 10, The 560 Subdivision, the northwest corner of Tract 15, said 15.000 acre tract and herein described tract;

**THENCE** with the centerline of said 60' wide road easement, a northwest line of Tract 15, said 15.000 acre tract and a southeast line of Tract 10, **North 79 degrees 40 minutes 12 seconds East**, a distance of **14.80 feet** to a 3/8" iron rod found with a yellow "WCR" plastic cap for the northwest corner of a called 0.985 acre tract of land recorded in Volume 535, Page 40, Official Public Records, Blanco County, Texas, the northernmost northeast corner of said 15.000 acre tract and herein described tract;

**THENCE** with westerly and southerly lines of said 0.985 acre tract and easterly and northerly lines of said 15.000 acre tract the following courses and distances:

**South 24 degrees 14 minutes 58 seconds East**, a distance of **32.72 feet** to a 3/8" iron rod found with a yellow "WCR" plastic cap;

**South 33 degrees 53 minutes 54 seconds East**, a distance of **178.87 feet** to a 3/8" iron rod found with a yellow "WCR" plastic cap;

**South**, a distance of **111.27 feet** to a 3/8” iron rod found with a yellow “WCR” plastic cap for the southwest corner of said 0.985 acre tract, an interior corner of said 15.000 acre tract and herein described tract;

and **East**, a distance of **112.95 feet** to an iron rod found with a red “J.L. Brundrett RPLS 2133” plastic cap for the southeast corner of said 0.985 acre tract, the southwest corner of a called 0.676 acre tract of land (Tract One) recorded in Volume 479, Page 782, Official Public Records, Blanco County, Texas, a corner of said 15.000 acre tract and herein described tract;

**THENCE** with the south line of said 0.676 acre tract and a north line of said 15.000 acre tract, **North 86 degrees 53 minutes 45 seconds East**, a distance of **121.61 feet** to a 1/2” iron rod set at the previous location of an iron rod found with a red “J.L. Brundrett RPLS 2133” plastic cap for the southeast corner of said 0.676 acre tract, the southwest corner of a called 1.00 acre tract of land recorded in Volume 458, Page 238, Official Public Records, Blanco County, Texas, a corner of said 15.000 acre tract and herein described tract, from which an iron rod found with a red plastic cap bears South 13 degrees 14 minutes 54 seconds West, a distance of 23.07 feet;

**THENCE** with the south line of said 1.00 acre tract and a north line of said 15.000 acre tract, **North 86 degrees 24 minutes 48 seconds East**, a distance of **193.73 feet** to an iron rod found with a red “J.L. Brundrett RPLS 2133” plastic cap for the southeast corner of said 1.00 acre tract, the southwest corner of a called 0.325 acre tract of land (Tract Two) recorded in Volume 479, Page 782, Official Public Records, Blanco County, Texas, a corner of said 15.000 acre tract and herein described tract;

**THENCE** with the south line of said 0.325 acre tract and a north line of said 15.000 acre tract, **North 86 degrees 35 minutes 15 seconds East**, a distance of **63.87 feet** to an iron rod found with a red “J.L. Brundrett RPLS 2133” plastic cap in the east line of Tract 15, the west line of Tract 14, The 560 Subdivision, the southeast corner of said 0.325 acre tract, the easternmost northeast corner of said 15.000 acre tract and herein described tract;


**THENCE** with the east line of Tract 15, said 15.000 acre tract and west line of Tract 14, **South 02 degrees 55 minutes 50 seconds East**, a distance of **747.48 feet** to a 1/2” iron rod found for a corner of the aforementioned 250.70 acre tract, the southwest corner of Tract 14, the southeast corner of Tract 15, said 15.000 acre tract and herein described tract;

**THENCE** with a north line of said 250.70 acre tract, the south line of said Tract 15 and said 15.000 acre tract, **South 88 degrees 53 minutes 42 seconds West**, a distance of **962.58 feet** to the **POINT OF BEGINNING** containing **15.000 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.



  
01/10/2022  
Christopher Jurica, RPLS #6344  
Job No. 1018-17