



P.O. Box 481 Blanco, TX 78606
(830)833-3010 info@wcrlandsurveying.com
TBPE&LS FIRM #10194135

**FIELD NOTE DESCRIPTION OF A
THIRTY (30') FEET WIDE (0.04 ACRE) INGRESS/EGRESS EASEMENT**

Being a **thirty (30') feet wide (0.04 acre) ingress/egress easement** situated in the P. H. Anderson Survey No. 138, Abstract No. 6, Blanco County, Texas and being across the remainder of a called 19.72 acre tract of land recorded in Volume 140, Page 264, Deed Records, Blanco County, Texas, said **thirty (30') feet wide (0.04 acre) ingress/egress easement** being more particular described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the northeast line of a called 10.100 acre tract of land recorded in Document No. 192691, Official Public Records, Blanco County, Texas, a southwest line of the above referenced 19.72 acre tract, for the southeast corner of a called 7.46 acre tract of land recorded in Document No. 204545, Official Public Records, Blanco County, Texas, the southwest corner of that certain 12.99 acre tract of land surveyed by WCR Land Surveying on 08/09/2021, the southeast corner of a 30' ingress & egress easement recorded in Volume 522, Page 298, Official Public Records, Blanco County, Texas and southwest corner of the herein described easement;

THENCE with an easterly line of said 7.46 acre tract, an easterly line of said 30' ingress & egress easement and a westerly line of said 12.99 acre tract, N31°50'07"E, a distance of **30.80'** to a 1/2" iron rod found with a yellow plastic cap stamped "WCR" for the westernmost northwest corner of said 12.99 acre tract and northwest corner of the herein described easement;

THENCE crossing said 19.72 acre tract with a northerly line of said 12.99 acre tract, S71°15'50"E, a distance of **60.00'** to a calculated point for the northeast corner of the herein described easement;


THENCE crossing said 19.72 acre tract and said 12.99 acre tract, S18°44'10"W, a distance of **30.00'** to a calculated point in the northeast line of said 10.100 acre tract, a southwest line of said 19.72 acre tract, a southwest line of said 12.99 acre tract, for the southeast corner of the herein described easement;

THENCE with the northeast line of said 10.100 acre tract, a southwest line of said 19.72 acre tract and a southwest line of said 12.99 acre tract, **N71°15'50"W**, a distance of **66.98'** to the **POINT OF BEGINNING** of the herein described **thirty (30') feet wide (0.04 acre) ingress/egress easement**.

Notes:

1. Basis of Bearing: Texas State Plane Coordinate System, Central Zone, NAD83
2. A survey plat was prepared by separate document.




06/06/2022
Christopher Jurica, RPLS #6344
Job No. 1595-21

SURVEY SHOWING A THIRTY (30') FEET WIDE (0.04 ACRE) INGRESS/EGRESS EASEMENT SITUATED IN THE P. H. ANDERSON SURVEY NO. 138, ABSTRACT NO. 6, BLANCO COUNTY, TEXAS AND BEING ACROSS THE REMAINDER OF A CALLED 19.72 ACRE TRACT OF LAND RECORDED IN VOLUME 140, PAGE 264, DEED RECORDS, BLANCO COUNTY, TEXAS

GENERAL SURVEY NOTES

- 1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM.
- 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 KNOWN BY THE SURVEYOR. THE SURVEYOR DOES NOT COMPLETE AN ABSTRACT OF TITLE.
- 3) ALL BUILDING SETBACK LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, ZONING REGULATIONS, AND OTHER INSTRUMENTS AFFECTING THIS TRACT SHALL BE CONFIRMED BY THE HOME OWNERS ASSOCIATION, ARCHITECTURAL CONTROL COMMITTEE, LANDOWNER, DEVELOPER, BUILDER, CONTRACTOR AND/OR CONTROLLING GOVERNMENTAL JURISDICTION BEFORE ANY CONSTRUCTION OF ANY KIND IS PERMITTED. THE SURVEYOR DOES NOT RESEARCH COVENANTS, CONDITIONS AND RESTRICTIONS.
- 4) ONLY APPARENT UTILITIES WERE LOCATED, SHOWN AND IDENTIFIED TO THE BEST OF THE SURVEYOR'S KNOWLEDGE. NO ATTEMPT WAS MADE TO LOCATE OR IDENTIFY UTILITIES. THE SURVEYOR DOES NOT GUARANTEE THE DEPTH, CONNECTION OR LOCATION OF ANY UNDERGROUND UTILITIES. FOR INFORMATION REGARDING UTILITIES PLEASE CONTACT THE UTILITY COMPANY LOCATED BY THE METER VALVES AND SPRINKLER HEADS, IF ANY.
- 5) LOCATIONS AND CONTRIBUTIONS OF ANY ORIGINAL PATENTS SHOWN ON OR ADJOINING THIS TRACT AND AREAS CONTAINED THEREIN, APPROPRIATE ORIGINAL PATENTS WERE NOT RESEARCHED OR LOCATED ON THE GROUND. PATENT PROBLEMS AND/OR CONFLICTS MAY EXIST.
- 6) ADJONERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- 7) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY SEPARATE DOCUMENT.

- LEGEND**
- () RECORD CALL PER FLAT
 - FOUND 1/2" IRON ROD W/ A YELLOW "MCR" PLASTIC CAP
 - FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
 - FOUND 2" METAL FENCE POST
 - FOUND IRON ROD W/ A RED PLASTIC CAP
 - CALCULATED POINT
 - WOOD FENCE
 - X- WIRE FENCE

L. W. LUDLOW
SURVEY NO. 12
ABSTRACT NO. 1017

CORAL MOORE BUCY
CALLED 7.46 ACRES
DOC. NO. 204545
OFFICIAL PUBLIC RECORDS (R7)

SONNY WARDLOW AND LISA WARDLOW
REMAINDER OF CALLED 19.72 ACRES
VOL. 140 PG. 264
DEED RECORDS (R2)

THIRTY (30') FEET WIDE, (0.04 ACRES)
INGRESS & EGRESS EASEMENT

12.99 ACRES
SURVEYED BY
WCR LAND SURVEYING
08/09-2021

WAC WARDLOW AND LISA WARDLOW
CALLED 19.72 ACRES
VOL. 220 PG. 7045
DEED RECORDS (R1)
OFFICIAL PUBLIC RECORDS

P. H. ANDERSON
SURVEY NO. 138
ABSTRACT NO. 6

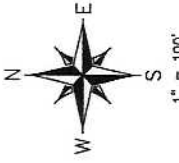
IDA MAE MACKENZIE
CALLED 10,100 ACRES
DOC. NO. 192691
OFFICIAL PUBLIC RECORDS
ALSO KNOWN AS
TRACT 20
OF AN UNRECORDED SUBDIVISION

LINE NO.	DIRECTION	LENGTH
L1	N31°50'07"E	30.80'
L2	S71°15'50"E	60.00'
L3	S18°44'10"W	30.00'
L4	N71°15'50"W	66.98'



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ACCORDING TO THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING AND THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY ARE TRUE AND CORRECT.

CHRISTOPHER JURCA
REGISTERED PROFESSIONAL LAND SURVEYOR #6344
CHRIS@WCRLANDSURVEYING.COM 830-833-3010
06/06/2022



WCR LAND SURVEYING
P.O. BOX 1000
1000 W. WARDLOW BLVD.
TEPEALS FRM #10194153
830-833-3010 INFO@WCRLANDSURVEYING.COM

JOB NO: 1986-21
DRAWN BY: CJJ
CHECKED BY: CJJ

SHEET: 1 OF 1