



**FIELD NOTE DESCRIPTION OF A  
11.00 ACRE TRACT OF LAND  
TRACT 1**

Being a **11.00 acre** tract of land situated in the J. Gibson Survey No. 664, Abstract No. 228 and the E. Ebeling Survey No. 54, Abstract No. 866, Blanco County, Texas and being out of a called 175.00 acre tract of land recorded in Document No. 203764, Official Public Records, Blanco County, Texas, said **11.00 acre** tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a MAG nail found in the asphalt of Smith-West Ranch Road, in the southwest right-of-way line of F.M. Highway No. 962, at or near the northeast corner of the remaining part of a called 39.895 acre tract of land recorded in Volume 310, Page 721, Official Public Records, Blanco Texas, being the northwest corner of the above referenced 175.00 acre tract and herein described tract;

**THENCE** with the southwest right-of-way line of F.M. Highway No. 962 and northeast lines of said 175.00 acre tract the following courses and distances:

**S 58° 13' 35" E**, a distance of **854.53'** to a TxDOT concrete right-of-way marker found;

and with a curve to the left an arc distance of **73.13'**, a radius of **5769.58'**, a central angle of **00° 43' 34"** and a chord which bears **S 58° 35' 49" E**, a distance of **73.13'** to a 1/2" iron rod found with a yellow "WCR" plastic cap for the northernmost northwest corner of that certain 41.00 acre (Tract 3) of land surveyed by WCR Land Surveying dated December 1, 2020 and the northeast corner of the herein described tract;

**THENCE** with the northwest line of said Tract 3, **S 27° 50' 13" W**, a distance of **491.46'** to a 1/2" iron rod found with a yellow "WCR" plastic cap for the northeast corner of that certain 11.00 acre (Tract 2) of land recorded in Document No. 205439, Official Public Records, Blanco County, Texas and the southeast corner of the herein described tract;

**THENCE** with the northeast line of said Tract 2, **N 62° 09' 47" W**, at 877.63' a 1/2" iron rod found with a yellow "WCR" plastic cap and continuing a total distance of **907.67'** to a MAG nail found in the asphalt of Smith-West Ranch Road, in or near a southeast line of a called 11.0 acre tract of land recorded in Volume 447, Page 441, Official Public Records, Blanco County, Texas, for the northwest corner of said Tract 2 and the southwest corner of the herein described tract;

**THENCE** along southeast lines of said 11.0 acre tract, along southeast lines of the aforementioned 39.895 acre tract, with northwest lines of said 175.00 acre tract the following courses and distances:

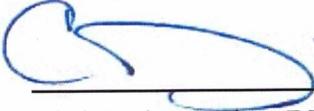
N 24° 57' 29" E, a distance of 38.51' to a MAG nail found;

and N 26° 04' 24" E, a distance of 516.45' to the **POINT OF BEGINNING** containing **11.00 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.



  
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