

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

Being a **271.62 acre** tract of land situated in the N. McArthur Survey No. 3, Abstract No. 314 and Pleasant D. Alexander Survey, Abstract No. 22, Hays County, Texas, being all of a called 15.000 acre tract of land recorded in Instrument No 18014238, Official Public Records, Blanco County, Texas and the remaining part of a called 348.7 acre tract of land recorded in Volume 1238, Page 428, Official Public Records, Hays County, Texas, said **271.62 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found with a pink "RPLS 4863" plastic cap in the south right-of-way line of Fitzhugh Drive (County Road No. 101), the north line of the above referenced 348.7 acre tract, for the northeast corner of a called 26.922 acre tract of land recorded in Instrument No. 17028422, Official Public Records, Hays County, Texas and the northernmost northwest corner of the herein described tract;

THENCE with the south right-of-way line of Fitzhugh Road and north line of said 348.7 acre tract, **North 88 degrees 52 minutes 39 seconds East**, a distance of **276.47 feet** to a found 3" cedar post;

THENCE continuing with the south right-of-way line of Fitzhugh Road and north line of said 348.7 acre tract, **North 88 degrees 37 minutes 52 seconds East**, at 414.85 feet a 1/2" iron rod found with a yellow "WCR" plastic cap for the northwest corner of the above referenced 15.000 acre tract and continuing with the south right-of-way line of Fitzhugh Road and north line of said 15.000 acre tract a total distance of **755.90 feet** to a found 3" cedar post;

THENCE continuing with the south right-of-way line of Fitzhugh Road and north line of said 15.000 acre tract, **North 88 degrees 43 minutes 47 seconds East**, at 378.54 feet a 1/2" iron rod found with a yellow "WCR" plastic cap for the northeast corner of said 15.000 acre tract and continuing with the south right-of-way line of Fitzhugh Road and north line of said 348.7 acre tract a total distance of distance of **1242.72 feet** to a found 3" cedar post;

THENCE continuing with the south right-of-way line of Fitzhugh Road and north line of said 348.7 acre tract, **North 88 degrees 34 minutes 08 seconds East**, a distance of **430.26 feet** to a 1/2" iron rod found for the northwest corner of a called 348.7 acre tract of land recorded in Volume 527, Page 247, Deed Records, Hays County, Texas, the northeast corner of said 348.7 acre tract (Volume 1238, Page 428) and herein described tract;

THENCE with the west line of said 348.7 acre tract (Volume 527, Page 247) and the east line of said 348.7 acre tract (Volume 1238, Page 428), **South 00 degrees 56 minutes 04 seconds East**, a distance of **6370.94 feet** to a 1/2" iron rod found in a north line of a called 650.29 acre tract of land recorded in Volume 2573, Page 474, Official Public Records, Hays County, Texas, for the



southwest corner of said 348.7 acre tract (Volume 527, Page 247), the southeast corner of said 348.7 acre tract (Volume 1238, Page 428) and herein described tract;

THENCE with north lines of said 650.29 acre tract and south lines of said 348.7 acre tract (Volume 1238, Page 428) the following courses and distances:

South 89 degrees 22 minutes 59 seconds West, a distance of **260.53 feet** to a 1/2" iron rod found;

South 87 degrees 52 minutes 46 seconds West, at 45.46 feet a 1/2" iron rod found and continuing a total distance of **282.08 feet** to a 1/2" iron rod found;

THENCE with a north line of said 650.29 acre tract, a north line of a called 100.00 acre tract of land recorded in Volume 2778, Page 399, Official Public Records, Hays County, Texas and a south line of said 348.7 acre tract, **South 88 degrees 54 minutes 59 seconds West**, a distance of **255.13 feet** to a 1" iron pipe found;

THENCE with northerly lines of said 100.00 acre tract and southerly lines of said 348.7 acre tract the following courses and distances:

North 87 degrees 54 minutes 11 seconds West, a distance of **377.17 feet** to a 60d nail found in a 22" cedar tree;

South 89 degrees 15 minutes 47 seconds West, a distance of **489.23 feet** to an iron rod found with a red "CARSON & BUSH" plastic cap;

North 89 degrees 47 minutes 31 seconds West, a distance of **71.91 feet** to a 60d nail found in a 8" cedar fence post;

North 82 degrees 54 minutes 44 seconds West, a distance of **56.61 feet** to a 60d nail found in a 18" cedar tree;

North 74 degrees 23 minutes 11 seconds West, a distance of **104.88 feet** to a 60d nail found in a 24" cedar tree;

North 58 degrees 39 minutes 25 seconds West, a distance of **117.00 feet** to an iron rod found with a red "CARSON & BUSH" plastic cap;

North 09 degrees 20 minutes 26 seconds West, a distance of **142.44 feet** to an iron rod found with a red "CARSON & BUSH" plastic cap;

North 26 degrees 18 minutes 57 seconds West, a distance of **83.83 feet** to an iron rod set;

North 46 degrees 59 minutes 48 seconds West, a distance of **71.64 feet** to a 60d nail found in a 10" live oak tree;

South 47 degrees 35 minutes 24 seconds West, a distance of **71.34 feet** to an iron rod found with a red “CARSON & BUSH” plastic cap;

North 72 degrees 58 minutes 12 seconds West, a distance of **128.77 feet** to an iron rod found with a red “CARSON & BUSH” plastic cap for an interior corner of said 100.00 acre tract, the southernmost southwest corner of said 348.7 acre tract and herein described tract;

THENCE with an east line of said 100.00 acre tract and a west line of said 348.7 acre tract, **North 00 degrees 40 minutes 31 seconds West**, a distance of **34.61 feet** to an iron rod found with a red “CARSON & BUSH” plastic cap for the southeast corner of Lot 2, Zamora Estates recorded in Instrument No. 17002204, Plat Records, Hays County, Texas and northernmost northeast corner of said 100.00 acre tract;

THENCE with easterly lines of said Zamora Estates and westerly lines of said 348.7 acre tract the following courses and distances:

North 00 degrees 18 minutes 40 seconds West, a distance of **312.94 feet** to an iron rod found with an orange “ZWA” plastic cap for the northeast corner of Lot 2 and southeast corner of Lot 3;

North 00 degrees 22 minutes 45 seconds West, a distance of **346.29 feet** to a 1/2” iron rod found;

North 42 degrees 05 minutes 16 seconds West, a distance of **19.71 feet** to a 1/2” iron rod found;

and **North 00 degrees 07 minutes 27 seconds East**, a distance of **98.83 feet** to an iron rod found with an orange “ZWA” plastic cap for the northeast corner of Lot 3 and southeast corner of Lot 4;

and **North 00 degrees 02 minutes 22 seconds West**, a distance of **473.09 feet** to a 1/2” iron rod found in the south line of a called 58.248 acre tract of land recorded in Document No. 16016708, Official Public Records, Hays County, Texas, for the northeast corner of Lot 4, the southernmost northwest corner of said 348.7 acre tract and herein described tract;

THENCE with a south and east line of said 58.248 acre tract and a north and a west line of said 348.7 acre tract the following courses and distances:

North 88 degrees 03 minutes 52 seconds East, a distance of **1287.24 feet** to a 1/2” iron rod found for the southeast corner of said 58.248 acre tract, an interior corner of said 348.7 acre tract and herein described tract;

and **North 00 degrees 57 minutes 14 seconds West**, a distance of **889.46 feet** to a 1/2” iron rod found for the southeast corner of a called 72.09 acre tract of land recorded in Volume 1840, Page 170, Official Public Records, Hays County, Texas, the northeast corner of said 58.248 acre tract;

THENCE with the east line of said 72.09 acre tract and a west line of said 348.7 acre tract, **North 01 degrees 00 minutes 28 seconds West**, a distance of **999.41 feet** to a 1/2" iron rod found for the southeast corner of a called 33.28 acre tract of land recorded in Instrument No. 17039513, Official Public Records, Hays County, Texas, the northeast corner of said 72.09 acre tract;

THENCE with the east and north lines of said 33.28 acre tract, a west and south lines of said 348.7 acre tract the following courses and distances:

North 00 degrees 56 minutes 13 seconds West, a distance of **487.93 feet** to a 3/4" iron rod found for the northeast corner of said 33.28 acre tract, an interior corner of said 348.7 acre tract and herein described tract;

South 88 degrees 34 minutes 51 seconds West, a distance of **1012.64 feet** to a 12" cedar tree/fence post;

and **South 89 degrees 19 minutes 45 seconds West**, a distance of **195.15 feet** to an iron rod found with a yellow "Staudt Surveying" plastic cap for the southeast corner of a called 35.04 acre tract of land recorded in Volume 4714, page 675, Official Public Records, Hays County, Texas and a southwest corner of the herein described tract;

THENCE with the east and north line of said 35.04 acre tract the following courses and distances:

North 01 degrees 03 minutes 01 seconds West, a distance of **864.44 feet** to an iron rod found with a yellow plastic cap for the northeast corner of said 35.04 acre tract and an interior corner of the herein described tract;

and **South 88 degrees 48 minutes 43 seconds West**, a distance of **504.73 feet** to a found 3" metal fence post for the southeast corner of a called 15.00 acre tract of land recorded in Volume 4067, Page 650, Official Public Records, Hays County, Texas and the northernmost southwest corner of the herein described tract;

THENCE with the east line of said 15.00 acre tract, **North 01 degrees 09 minutes 05 seconds West**, a distance of **517.23 feet** to an iron rod found with a plastic cap for the southeast corner of a called 26.922 acre tract of land recorded in Instrument No. 17028422, Official Public Records, Hays County, Texas and northeast corner of said 15.00 acre tract;

THENCE with the east line of said 26.922 acre tract, **North 01 degrees 05 minutes 14 seconds West**, a distance of **924.67 feet** to the **POINT OF BEGINNING** containing **271.62 acres** of land.

Notes:

1. Basis of Bearing: Texas State Plane Coordinate System, South Central Zone, NAD83
2. A survey plat was prepared by separate document.
3. 3/8" iron rods set with a yellow "WCR" plastic cap.



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Christopher Jurica, RPLS #6344
(512)618-7672 rpls6344@gmail.com
Job No. 1243-19