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TBPE&LS FIRM #10194135

FIELD NOTE DESCRIPTION OF A 61.70 ACRE TRACT OF LAND

Being a **61.70 acre** tract of land situated in the Elijah Tate Survey No. 147, Abstract No. 590, Blanco County, Texas and being all of that certain 61.70 acre tract of land recorded in Document No. 190480, Official Public Records, Blanco County, Texas, said **61.70 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5" cedar fence post found in the southeast line of a called 35.00 acre tract of land recorded in Volume 278, Page 780, Official Public Records, Blanco County, Texas, being the westernmost corner of a called 45.0 acre tract of land recorded in Volume 86, Page 26, Official Public Records, Blanco County, Texas, the northwest corner of the above referenced 61.70 acre tract and herein described tract;

THENCE with common lines of said 45.0 acre tract and said 61.70 acre tract the following courses and distances:

South 60 degrees 13 minutes 12 seconds East, a distance of **90.56 feet** to a 1/2" iron rod found;

South 74 degrees 13 minutes 24 seconds East, a distance of **150.19 feet** to a 28" Live Oak tree found;

South 72 degrees 42 minutes 22 seconds East, a distance of **88.73 feet** to a 1/2" iron rod found;

South 29 degrees 11 minutes 36 seconds East, a distance of **49.37 feet** to a 4" cedar fence post found;

South 04 degrees 29 minutes 34 seconds East, a distance of **131.40 feet** to a 4" cedar fence post found;

and **South 10 degrees 12 minutes 35 seconds East**, a distance of **249.64 feet** to a 7" cedar fence post found for the northernmost corner of a called 30.59 acre tract of land recorded in Volume 457, Page 429, Official Public Records, Blanco County, Texas, a southwesterly corner of said 45.0 acre tract, a corner of said 61.70 acre tract and herein described tract;

THENCE with common lines of said 30.59 acre tract and said 61.70 acre tract the following courses and distances:

South 03 degrees 48 minutes 32 seconds East, crossing McKinney Creek, a distance of **953.57 feet** to a 1/2" iron rod found for a southwesterly corner of said 30.59 acre tract, an interior corner of said 61.70 acre tract and herein described tract;



North 67 degrees 30 minutes 18 seconds East, a distance of **252.43 feet** to a 10" fence post for an interior corner of said 30.59 acre tract, the easternmost northeast corner of said 61.70 acre tract and herein described tract;

and **South 03 degrees 04 minutes 46 seconds East**, a distance of **1318.69 feet** to a 10" wood fence post found in the called north line of the County Road No. 106 in Volume 86, Page 777, Deed Records, Blanco County, Texas (County Road No. 106 also known as McKinney Loop and referred to as Albert Road in Volume 86, Page 777, Deed Records, Blanco County, Texas), for the southwest corner of said 30.59 acre tract, the southeast corner of said 61.70 acre tract and herein described tract;

THENCE with the called northerly lines of County Road No. 106, easterly lines of County Road No. 108 in Volume 86, Page 777, Deed Records, Blanco County, Texas and southerly and westerly lines of said 61.70 acre tract the following courses and distances:

South 88 degrees 19 minutes 13 seconds West, a distance of **1566.53 feet** to a 1/2" iron rod found at the base of a 34" Live Oak tree;

North 34 degrees 54 minutes 27 seconds West, a distance of **59.68 feet** to a 8" cedar fence post found;

North 00 degrees 33 minutes 15 seconds East, a distance of **115.93 feet** to a 5" cedar fence post found;

and **North 18 degrees 11 minutes 39 seconds East**, a distance of **449.13 feet** to a stone found inscribed "B&B" for the south corner of a called 30.0 acre tract of land recorded in Document No. 190042, Official Public Records, Blanco County, Texas;

THENCE with common lines of said 30.0 acre tract and said 61.70 acre tract the following courses and distances:

North 17 degrees 29 minutes 20 seconds East, a distance of **427.37 feet** to an iron rod set;

North 17 degrees 48 minutes 25 seconds East, a distance of **486.49 feet** to a 4" cedar fence post found;

and **North 18 degrees 27 minutes 22 seconds East**, a distance of **272.25 feet** to a 3" metal fence post found for the east corner of said 30.0 acre tract, the southeast corner of a called 56.39 acre tract of land recorded in Volume 365, Page 623, Official Public Records, Blanco County, Texas, a corner of said 61.70 acre tract and herein described tract;

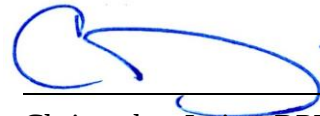
THENCE with the common line of said 56.36 acre tract and said 61.70 acre tract, **North 18 degrees 21 minutes 51 seconds East**, a distance of **1005.22 feet** to a 6" cedar fence post found the northeast corner of said 56.39 acre tract, the southeast corner of the aforementioned 35.00 acre tract, a corner of said 61.70 acre tract and herein described tract;

THENCE with the common line of said 35.00 acre tract an said 61.70 acre tract, **North 18 degrees 13 minutes 05 seconds East**, crossing McKinney Creek, a distance of **78.91 feet** to the **POINT OF BEGINNING** containing **61.70 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.



 12/09/2022
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Job No. 1019-19