

HAMBRIGHT LAND SURVEYING

P.O. BOX 1226
JOHNSON CITY, TEXAS 78636

PHONE: (830) 868-2574
TEXAS FIRM NO. 100587-00

APRIL 12, 2022, JOB NO. JN022-076, FIELD NOTE NO. FN022-076,
PROJECT: 10.79 ACRES

FIELD NOTES

A DESCRIPTION OF A 10.79 ACRE TRACT OF LAND BEING ALL OF THAT 9.08 ACRE TRACT 2 AND ALL OF THAT 1.74 ACRE TRACT 1 DESCRIBED IN VOLUME 325, PAGE 984 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, SITUATED IN THE NOEL MIXON SURVEY NO. 23, ABSTRACT NO. 3 IN SAID COUNTY, SAID 10.79 ACRES AS SHOWN ON THE ACCOMPANYING MAP, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a ½ inch iron rod found for the southeast corner of said 10.79 acres, being the southeast corner of said 1.74 acres, being the southwest corner of that certain 5.745 acre tract of land described in Volume 162, page 530 of the Official Public Records of said County and being in the north line of that certain 51.67 acre tract of land described in Volume 160, Page 740 of the Official Public Records of said County;

THENCE along the south line of said 10.79 acres, being the south line of said 1.74 acres and being the north line of said 51.67 acres, N76°19'12"W, 39.83 feet to a ½ inch iron rod found for the southwest corner of said 1.74 acres, being the southeast corner of said 9.08 acres and N76°13'57"W, 325.93 feet to a ½ inch iron rod found for the southwest corner of said 10.79 acres, being the southwest corner of said 9.08 acres and being the southeast corner of that certain 32.23 acre tract of land described in Clerks Document No. 191387 of the Official Public Records of said County;

THENCE along the west line of said 10.79 acres, being the west line of said 9.08 acres and being the east line of said 32.23 acres, N19°09'36"E, at 1078.05 feet pass a ½ inch iron rod found, a total distance of 1324.24 feet to a point in the approximate centerline of the Blanco River, being the northwest corner of said 10.09 acres, being the northwest corner of said 9.08 acres, being the northeast corner of said 32.23 acres and being the south line of that certain 66.10 acres of land described in Volume 151, Page 12 of the Official Public Records of said County;

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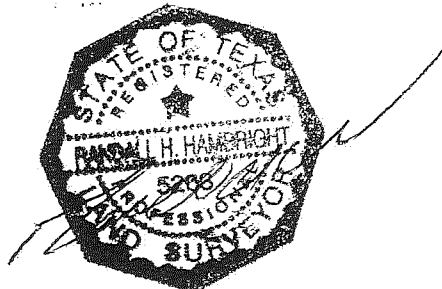
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THENCE along the north line of said 10.79 acres, being the north line of said 9.08 acres, being the south line of said 66.10 acres and being the approximate centerline of said River, S75°41'54"E, 82.80 feet to a point and S65°00'54"E, 198.47 feet to a point for the northeast corner of said 9.08 acres, being the northwest corner of said 1.74 acres and S67°39'43"E, 158.16 feet to a point for the northeast corner of said 10.79 acres, being the northeast corner of said 1.74 acres and being the northwest corner of said 5.745 acres;

THENCE along the east line of said 10.79 acres, being the east line of said 1.74 acres and being the west line of said 5.745 acres, the following four (4) courses;

1. S19°43'44"W, at 134.57 feet pass a ½ inch iron rod set, a total distance of 191.00 feet to a ½ inch iron rod found for,
2. N69°15'13"W, 107.88 feet to a ½ inch iron rod found,
3. S17°00'03"W, 514.23 feet to a ½ inch iron rod found, and
4. S17°28'39"W, 566.28 feet to the **POINT OF BEGINNING** containing 10.79 acres of land, more or less.



04-12-22