

**FIELD NOTES FOR A 196.77 ACRE TRACT OF LAND**

A **196.77 acre** tract of land, located in the W.C. Hays Survey No. 7, Abstract 2708, and the Isaac Lindsey Survey No. 67, Abstract 476, Travis County, Texas, and W.C. Hays Survey No. 7, Abstract 310, Williamson County, Texas and being a called 198-1/2 acre tract of land as described in Volume 1553, Page 106 of the Deed Records of Williamson County, Texas. Said **196.77 acre** tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a found 3/8" iron rod with a red plastic cap stamped "Holland 5421" in the north margin of Pfluger-Berkman Lane, as called for in Document No. 2022086778 of the Official Public Records of Williamson County, Texas, for the southeast corner of a called 195.96 acre tract of land as described of record in said Document No. 2022086778, for the southwest corner of said 198-1/2 acre tract and the tract described herein;

**THENCE:** Departing said north margin of Pfluger-Berkman Lane, and with the common line between said 198-1/2 acre tract and said 195.96 acre tract, the following seven (7) courses:

1. **N 07° 29' 50" E**, a distance of **2462.23 feet** to a found 60D nail for angle,
2. **N 08° 29' 59" E**, a distance of **1359.00 feet** to a found 60D nail for angle,
3. **N 07° 40' 36" E**, a distance of **2335.68 feet** to a found 1/2" iron rod for corner,
4. **S 87° 11' 59" E**, a distance of **30.97 feet** to a found 1/2" iron rod for corner,
5. **N 06° 50' 27" E**, a distance of **300.71 feet** to an eroded bluff line of Brushy Creek,
6. **N 08° 14' 43" E**, a distance of **209.28 feet** to a found 60D nail for angle, and
7. **N 07° 20' 47" E**, at 353.66 feet a found 1/2" iron rod with a red plastic cap stamped "Holland 5421" for the northeast corner of said 195.96 acre tract, and continuing with the west line of said 198-1/2 acre tract, for a total distance of **511.12 feet** to the center of Brushy Creek and for the northwest corner of the tract described herein;

**THENCE:** With the meanders of the center of Brushy Creek, the following courses:

- N 80° 36' 07" E**, a distance of **171.89 feet** to an angle,
- N 42° 27' 43" E**, a distance of **111.07 feet** to an angle,
- N 23° 16' 32" E**, a distance of **91.41 feet** to an angle,
- N 69° 36' 25" E**, a distance of **85.96 feet** to an angle, and
- S 84° 13' 48" E**, a distance of **68.40 feet** to the northwest corner of a called 210.10 acre tract of land as described of record in Document No. 2022012195 of the Official Public Records of Williamson County, Texas, for the most northerly corner of said 198-1/2 acre tract and the tract described herein;

**THENCE:** Departing said creek, and with the common line between said 210.10 acre tract and said 198-1/2 acre tract, the following two (2) courses:

1. **S 07° 36' 32" W**, at a distance of 176.20 feet a set 1/2" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for reference, and continuing near or along an existing wire fence for a total distance of **4440.27 feet** to a found 1/2" iron rod at the base of a 6" wood fence post for the southwest corner of said 210.10 acre tract, an interior corner of said 198-1/2 acre tract and the tract described herein, and
2. **S 78° 04' 22" E**, near or along an existing wire fence, a distance of **1855.86 feet** to a found 1/2" iron rod in the west line of a called 252 acre tract of land as described of record in Volume 285, Page 125 of the Deed Records of Williamson County, Texas, at the southeast corner of said 210.10 acre tract, for the most easterly corner of said 198-1/2 acre tract and the tract described herein;

**THENCE:** **S 07° 55' 03" W**, with the common line between said 252 acre tract and said 198-1/2 acre tract, a distance of **2880.58 feet** to a set magnetic nail in the center of the pavement of Pfluger-Berkman Lane, for the southeast corner of said 198-1/2 acre tract and the tract described herein;

**THENCE: N 82° 11' 09" W**, with the southerly line of said 198-1/2 acre tract, and across said pavement in a diagonal fashion, a distance of **2277.80 feet** to to the **POINT OF BEGINNING** and containing **196.77 acres** of land situated in Travis and Williamson County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, Central Zone, 4203, US Survey Foot, Grid. A survey plat was prepared by a separate document. Field work performed in October, 2022.



Job # 22-4134 – 196.77 Acres

Date: October 27, 2022