



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

Being a **1.27 acre** tract of land situated in the Horace Eggleston Survey No. 24, Abstract No. 1, Blanco County, Texas, being part lots 1, 2, 3, and 8, Block 8, part of American Street (abandoned by Blanco Ordinance 229), part of Block 6 "The Commons", Pittsburg Addition recorded in Volume 1, Page 12, Plat Records, Blanco County, Texas and being part of that tract of land recorded in Volume 54, Page 1, Deed Records, Blanco County, Texas, part of a called 233 acre tract of land recorded in Volume 70, Page 75, Deed Records, Blanco County, Texas and part of that tract of land recorded in Document Number 202144, Official Public Records, Blanco County, Texas, said **1.27 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a 9" wood fence corner post found for a corner of a called 1.16 acre tract of land recorded in Volume 284, Page 418, Official Public Records, Blanco County, Texas, the southernmost southeast corner of a called 0.742 acre tract of land recorded in Volume 128, Page 399, Deed Records, Blanco County, Texas, the southernmost southeast corner of a 1.37 acre tract of land surveyed this date and southwest corner of the herein described tract;

THENCE with a northeast line of said 0.742 acre tract and said 1.37 acre tract, **North 21 degrees 37 minutes 49 seconds West**, a distance of **99.17 feet** to an iron rod set for the southwest corner of a called 0.652 acre tract of land recorded in Volume 128, Page 399, Deed Records, Blanco County, Texas, an interior corner of said 1.37 acre tract and northwest corner of the herein described tract;

THENCE with the southerly lines of said 0.652 acre tract and said 1.37 acre tract the following courses and distances:

North 51 degrees 04 minutes 12 seconds East, a distance of **152.05 feet** to an iron rod set;

and **North 69 degrees 13 minutes 26 seconds East**, at 191.93 feet a 1/2" iron rod found and continuing a total distance of **198.90 feet** to a calculated point on the southwest bank of the Blanco River, for the southeast corner of said 0.652 acre tract, the easternmost corner of said 1.37 acre tract and northeast corner of the herein described tract;

THENCE with the southwest bank of the Blanco River, **South 60 degrees 24 minutes 23 seconds East**, a distance of **188.81 feet** to an iron rod set for the northernmost corner of the aforementioned 1.16 acre tract and southeast corner of the herein described tract;

THENCE with northwesterly lines of said 1.16 acre tract, **South 69 degrees 04 minutes 58 seconds West**, a distance of **297.74 feet** to a 1/2" iron rod found;

South 68 degrees 49 minutes 10 seconds West, a distance of **144.34 feet** to an iron rod set;

and **South 71 degrees 02 minutes 41 seconds West**, a distance of **20.27 feet** to the **POINT OF BEGINNING** containing **1.27 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.



02/06/2019

Christopher Jurica, RPLS #6344
(512)618-7672 rpls6344@gmail.com
Job No. 1031-19
Revision 1: 03/27/2019
Revision 2: 06/24/2020