



## **FIELD NOTE DESCRIPTION OF A 1.37 ACRE TRACT OF LAND**

Being a **1.37 acre** tract of land situated in the Horace Eggleston Survey No. 24, Abstract No. 1, Blanco County, Texas, being part lots 2, 3, 4, 7 and 8, Block 8, part of Bee Street (abandoned by Blanco Ordinance 229), 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, being all of a called 0.742 acre tract of land and called 0.652 acre tract of land recorded in Volume 128, Page 399, Deed Records, Blanco County, Texas, said **1.37 acre** tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 3/4" iron pipe found in the southeast line of a called 1.36 acre tract of land recorded in Volume 443, Page 606, Official Public Records, Blanco County, Texas, the northwest corner of the above referenced 0.742 acre tract and herein described tract;

**THENCE** with the southeast line of said 1.36 acre tract, the northwest line of said 0.742 acre tract and northwest line of the above referenced 0.652 acre tract, **North 68 degrees 01 minutes 29 seconds East**, at 340.23 feet an iron rod found with a yellow "Baker Surveying" plastic cap and continuing a total distance of **358.67 feet** to a calculated point on the southwest bank of the Blanco River, for the northeast corner of said 0.652 acre tract and herein described tract;

**THENCE** with the southwest bank of the Blanco River and northeast line of said 0.652 acre tract, **South 58 degrees 32 minutes 53 seconds East**, a distance of **140.95 feet** to a calculated point for the southeast corner of said 0.652 acre tract, the northernmost corner of a 1.27 acre tract of land surveyed this date and easternmost corner of the herein described tract;

**THENCE** with southerly lines of said 0.652 acre tract and northerly lines of said 1.27 acre tract the following courses and distances:

**South 69 degrees 13 minutes 26 seconds West**, a distance of **198.90 feet** to an iron rod set;

and **South 51 degrees 04 minutes 12 seconds West**, a distance of **152.05 feet** to an iron rod set in a northeast line of said 0.742 acre tract, for the southwest corner of said 0.652 acre tract, the northwest corner of said 1.27 acre tract and interior corner of the herein described tract;

**THENCE** with a northeast line of said 0.742 acre tract and southwest line of said 1.27 acre tract, **South 21 degrees 37 minutes 49 seconds East**, a distance of **99.17 feet** to a 9" wood fence 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 southwest corner of said 1.27 acre tract, the southernmost southeast corner of said 0.742 acre tract and herein described tract;

**THENCE** with the a northwest line of said 1.16 acre tract and a southeast line of said 0.742 acre tract, **South 68 degrees 22 minutes 11 seconds West**, a distance of **86.91 feet** to a 1/2" iron rod found for a corner of said 1.16 acre tract, the southwest corner of said 0.742 acre tract and herein described tract;

**THENCE** with the southwest line of said 0.742 acre tract, **North 24 degrees 26 minutes 29 seconds West**, a distance of **252.25 feet** to the **POINT OF BEGINNING** containing **1.37 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.



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