



P.O. Box 481 Blanco, TX 78606
(830)833-3010 info@wcrlandsurveying.com
TBPE&LS FIRM #10194135

FIELD NOTE DESCRIPTION OF A 26.56 ACRE TRACT OF LAND

Being a **26.56 acre** tract of land situated in the William Yorke Survey No. 141, Abstract No. 513, Hays County, Texas and being out of a called 96.56 acre tract of land recorded in Volume 3417, Page 636, Hays County, Texas, said **26.56 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found with an aluminum cap stamped "STAUDT" in the fenced right-of-way line of Trautwein Road (Hays County Road 185), the easterly line of an apparent 71.56 acre tract of land recorded in Document No. 16019794, Official Public Records, Hays County, Texas, the apparent remainder of a called 105 acre tract of land recorded in Volume 392, Page 638, Deed Records, Hays County, Texas and described as a called 90 acre tract of land recorded in Volume 131, Page 263, Deed Records, Hays County, Texas, for the northwest corner of a called 5.00 acre tract of land recorded in Document No. 9930225, Official Public Records, Hays County, Texas, the southwest corner of the above referenced 96.56 acre tract and herein described tract;

THENCE with the fenced right-of-way line of Trautwein Road, the easterly of said 71.56 acre tract, said 105 acre tract and said 90 acre tract and a westerly line of said 96.56 acre tract, **N 28° 47' 18" E**, a distance of **567.10'** to an iron rod set for the northwest corner of the herein described tract;

THENCE severing said 96.56 acre tract, **S 64° 46' 32" E**, a distance of **1882.28'** to an iron rod set in an east line of said 96.56 acre tract, being 1.1' east of the deed line of a called 10.362 acre tract of land recorded in Volume 2808, Page 531, Official Public Records, Hays County, Texas, for the northeast corner of the herein described tract;

THENCE with an east line of said 96.56 acre tract and in conflict with west lines of said 10.362 acre tract and west lines of a called 10.346 acre tract of land recorded in Document No. 17012732, Official Public Records, Hays County, Texas and described in Volume 299, Page 664, Deed Records, Hays County, Texas, **S 01° 48' 11" E**, at 192.66' a 1/2" iron rod found 3.46' west of line, at 340.58' a 1/2" iron rod found 2.95' west of line, at 499.07' a 1/2" iron rod found 2.05' west of line and being the southwest corner of said 10.362 acre tract and the northwest corner of said 10.346 acre tract, at 520.53' a 1/2" iron rod found 1.25' west of line and continuing a total distance of **635.40'** to a 5/8" iron rod found +/-1.1' east of the deed line of said 10.346 acre tract, for the northeast corner of a called 91.56 acre tract of land recorded in Volume 3010, Page 229, Official Public Records, Hays County, Texas, the southeast corner of said 96.56 acre tract and herein described tract;

THENCE with a northerly line of said 91.56 acre tract and the southerly line of said 96.56 acre tract, **N 64° 46' 17" W**, a distance of **1590.22'** to an iron rod found with an aluminum cap

stamped "STAUDT" for the northeast corner of the aforementioned 5.00 acre tract, a northwest corner of said 91.56 acre tract and a corner of the herein described tract;

THENCE with the northerly line of said 5.00 acre tract and the southerly line of said 96.56 acre tract, **N 64° 47' 13" W**, a distance of **616.06'** to the **POINT OF BEGINNING** containing **26.56 acres** of land.

Notes:

1. Basis of Bearing: Texas State Plane Coordinate System, South Central Zone, NAD83
2. A survey plat was prepared by separate document.
3. 3/8" iron rods set with a yellow "WCR" plastic cap.



06/13/2023

Christopher Jurica, RPLS #6344
Job No. 2125-23