

# BLACKLAND SURVEYING, LLC

Field notes for 10.60 acres of land out of the Ignacio Galindo Grant, Abstract Number 16, in McLennan County, Texas, being a part of the remainder of that called 48.45 acre Tract One described in a deed to Ryan Hrabal, recorded in Instrument Number 2018042451 of the Official Public Records of McLennan County, Texas. Described as follows with bearings based on the State Plane Coordinate System, Texas Central, NAD 83.

Beginning at a 4-inch steel fence post in the West line of Craft Road, in the East line of the remainder of said 48.45 acre tract, at the Northeast corner of that called 12.00 acre tract described in a deed to Mindy Carter and Jeffery D. Pinkard recorded under Instrument Number 2023015972 of the Official Public Records of McLennan County, Texas, for a Southwest corner of this tract;

**THENCE S 57degrees 44minutes 13seconds W 958.01 feet** to a 1/2-inch iron rod found capped "Blackland" in the East line of that called 20.13 acre tract described in a deed to Brittany Fitzgerald and Casey Fitzgerald recorded under Instrument Number 2018041342 of the Official Public Records of McLennan County, Texas, for the Southeast corner of this tract, from which a 3/8" iron rod found bears S 32degrees 14minutes 33seconds E 1258.32 feet for reference;

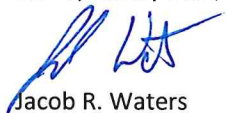
**THENCE N 32degrees 14minutes 33seconds W 466.80 feet** to a 1/2-inch iron rod set capped "Blackland" in the East line of said 20.13 acre tract, in the West line of the remainder of said 48.45 acre tract, for the Northwest corner of this tract;

**THENCE N 55degrees 54minutes 18seconds E 718.34 feet** to a 4-inch steel fence post at the Southwest corner of that called 0.51 acre tract described in a deed to Carl G. Craft and Casey Gene Craft recorded under Instrument Number 2018042453 of the Official Public Records of McLennan County, Texas, for a corner of this tract;

**THENCE N 54degrees 54minutes 41seconds E 237.76 feet** to a 4-inch steel fence post at the Southeast corner of said 0.51 acre tract, in the West line of Craft Road, in the East line of the remainder of said 48.45 acre tract, for the Northeast corner of this tract;

**THENCE S 32degrees 32minutes 13seconds E 501.49 feet** along the West line of Craft Road to the POINT OF BEGINNING containing 10.60 acres.

Surveyed July 31st, 2023.



Jacob R. Waters  
RPLS No. 6849  
Job No. 23-07-0464



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