**6.000 ACRE TRACT**

**TRACT 2**

**LEGAL DESCRIPTION:** Being 6.000 acres of land out of J. Merchant Survey No. 64, Abstract No. 413 in Blanco County, Texas and being a portion of that certain 17.01 acre tract described Doc. #2024-242409 of the Official Public Records of said Blanco County, Texas; Said 6.000 acre tract being more particularly described as follows and as surveyed under the supervision of Cross Texas Land Services Inc in June and July 2024:

**BEGINNING** at a concrete nail in the approximate centerline of County Road 211 AKA Klett Ranch Road and the common line of that certain 3.12 acre tract described in Doc. #193528 of said Official Public Records and said 17.014 acre tract for the northeast corner of a 5.014 acre tract described as Tract 3 surveyed this same day by Cross Texas Land Services Inc and the northwest corner hereof and from which a ½” iron rod with cap found bears North 70°39’41” West a distance of 490.20 feet and a ½” iron rod with cap set bears South 19°08'50" West a distance of 20.92 feet;

THENCE along the approximate centerline of said Road, the following 2 courses:

1. South 70°39'41" East a distance of 160.55 feet to a 60d nail found;
2. South 71°43'02" East, at a distance of 192.87 feet pass a ½” iron rod found, in all a total distance of 362.03 feet to a concrete nail set for the northwest corner of a 6.000 acre tract described as Tract 1 surveyed this same day by Cross Texas Land Services Inc and the northeast corner hereof and from which a ½” iron rod with cap set bears South 19°08'50" West a distance of 20.92 feet;

THENCE South 19°08'50" West a distance of 508.35 feet along the west line of said Tract 1 and crossing said 17.014 acre tract to a ½” iron rod with cap set in the common line of that certain 221.79 acre tract described in Doc. #120433 of said Official Public Records and said 17.014 acre tract for the southwest corner of said Tract 1 and the southeast corner hereof and from which a 6” cedar fence corner post found bears North 89°02’17” East a distance of 761.41 feet;

THENCE along the common line of said 221.79 acre tract and said 17.014 acre tract, the following 2 courses:

1. South 89°02'17" West a distance of 56.20 feet to a 6" cedar fence corner post found;
2. North 64°37'41" West a distance of 472.55 feet to a ½” iron rod with cap set for the southeast corner of said Tract 3 and the southwest corner hereof and from which a 1/2" iron rod at a fence corner post found bears North 64°37'41" West a distance of 493.11 feet;

THENCE North 19°08'50" East a distance of 471.51 feet along the east line of said Tract 3 and crossing said 17.014 acre tract to the **POINT OF BEGINNING** containing 6.000 acres more or less, and as shown hereon.

Note: Bearings, distances and acreage shown hereon are NAD 83, Texas Central Zone and are derived from GPS techniques. Iron Rod set are 1/2 inch rod with plastic caps marked “CTLS”.