**6.000 ACRE TRACT**

**TRACT 1**

**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 17.014 acre tract described Doc. #2024-242409 of the Official Public Records of said Blanco County, Texas; Said 5.014 acre tract being more particularly described as follows and as surveyed under the supervision of Cross Texas Land Services Inc in June & August 2024:

**BEGINNING** at a concrete nail set in the approximate centerline of County Road 211 AKA Klett Ranch Road and the common line of that certain 34.00 acre tract described in Volume 141, Page 871 of said Official Public Records for the northeast corner of a 6.000 acre tract described as Tract 2 surveyed this same day by Cross Texas Land Services Inc and the northwest corner hereof and from which a ½” iron rod found bears North 71°43’02” West a distance of 169.16 feet and a ½” iron rod with cap set bears South 19°08'50" West a distance of 20.92 feet;

THENCE South 71°43’02" East a distance of 618.89 feet along the approximate centerline of said Road to a calculated point within an existing cattle guard for the west line of that certain 41.70 acre tract described in Doc. #212074 of said Official Public Records for the southeast corner of that certain 34.00 acre tract described in Volume 141, Page 871 of said Official Public Records, the northeast corner of said 17.014 acre tract and the northeast corner hereof;

THENCE South 01°27'01" East a distance of 273.38 feet along the common line of said 41.70 acre tract and said 17.014 acre tract to a 6" cedar fence corner post found in the north line of that certain 221.79 acre tract described in Doc. #120433 of said Official Public Records for the southwest corner of said 41.70 acre tract, the southeast corner of said 17.014 acre tract and the southeast corner hereof;

THENCE South 89°02'17" West a distance of 761.41 feet along the common line of said 221.79 acre tract and said 17.014 acre tract to a ½” iron rod with cap set for the southeast corner of said Tract 2 and the southwest corner hereof and from which a 6” cedar fence corner post found bears South 89°02'17" West a distance of 56.20 feet;

THENCE North 19°08'50" East a distance of 508.35 feet along the east line of said Tract 2 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”.