

HAMBRIGHT LAND SURVEYING

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DECEMBER 16, 2020, JOB NO. 020-187: FIELD NOTE NO. 020-187, PROJECT: 77.15 ACRES,

FIELD NOTES

A DESCRIPTION OF A 77.15 ACRE TRACT OF LAND BEING A PORTION OF THAT 1030.512 ACRE TRACT OF LAND DESCRIBED IN VOLUME 168, PAGE 326 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS AND BEING ALL OF TRACT 6 OF WILSON RANCH SUBDIVISION, AN UNRECORDED SUBDIVISION SITUATED IN THE JOHN GREEN SURVEY NO. 1, ABSTRACT NO. 226 IN SAID COUNTY, SAID 77.15 ACRES AS SHOWN ON THE ACCOMPANYING MAP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found for the northeast corner of said 77.15 acres, being the southeast corner of that certain 96.372 acre tract of land described in Volume 157, Page 571 of the Official Public Records of said County, being in the west line of that certain 77.22 acre tract of land described in Clerks Document No. 191882 of the Official Public Records of said County and being in the centerline of that Wilson Ranch Road, a 60 foot wide road easement described in Volume 168, Page 361-365 of the Official Public Records of said County;

THENCE along the east line of said 77.15 acres, being the west line of said 77.22 acres and being the centerline of said Wilson Ranch Road, the following seven (7) courses;

1. S10°49'51"W, 143.68 feet to a 1/2 inch Iron rod found,
2. a distance of 601.67 feet along the arc of a curve to the right having a radius of 641.76 feet, a delta angle of 53°43'01" and a chord which bears S37°38'06"W, 579.88 feet to a 1/2 inch iron rod found,
3. S64°29'38"W, 54.82 feet to a 1/2 inch iron rod found,
4. a distance of 98.51 feet along the arc of a curve to the left having a radius of 262.30 feet, a delta angle of 22°22'19" and a chord which bears S53°19'12"W, 97.89 feet to a 1/2 inch iron rod found,
5. S42°01'12"W, 70.36 feet to a 1/2 inch Iron rod found,
6. a distance of 128.20 feet along the arc of a curve to the right having a radius of 323.07 feet, a delta angle of 22°44'08" and a chord which bears S53°23'46"W, 127.36 feet to a 1/2 inch iron rod found,
7. S65°12'38"W, 52.16 feet to a 1/2 inch Iron rod found for the southeast corner of said 77.15 acres, being the southwest corner of said 77.22 acres, being the north corner of that certain 693 acre tract of land described in Clerks Document No. 183186 of the Official Public Records of said County and being the northeast corner of that certain 70.00 acre tract of land described in Volume 152, Page 300 of the Official Public Records of said County;

THENCE along the south line of said 77.15 acres, being the north line of said 70.00, N53°47'54"W, 3013.72 feet to a 1/2 inch Iron rod found for the southwest corner of said 77.15 acres, being the northwest corner of said 70.00 acres and being in the east line of that certain 120.59 acre tract of land described in Volume 401, Page 17 of the Official Public Records of said County;

THENCE along the west line of said 77.15 acres, being the east line of said 120.59 acres, N42°11'21"E, 1094.71 feet to a 1/2 inch Iron rod found for the northwest corner of said 77.15 acres, being the southwest corner of said 96.372 acres;

THENCE along the north line of said 77.15 acres, being the south line of said 96.372 acres, S53°47'46"E, 2977.14 feet to the POINT OF BEGINNING containing 77.15 acres of land, more or less.

