

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

Description of a **762.18 ACRE TRACT OF LAND** situated in the Waco Mfg. Co. Survey No. 50, Abstract No. 1391, the E.J. Herwig Survey, Abstract No. 1606, the T.T. Rr. Co. Survey No. 106, Abstract No. 1420, the W. Freeland Survey No. 183, Abstract No. 190, the R. Honeycut Survey No. 176, Abstract No. 259, the Peter Jackson Survey No. 177, Abstract No. 323, Blanco County, Texas, being all of a called 761 acre (comprised of the remainder of a called 798.7 acre tract of land and the remainder of a called 42 acre tract of land recorded in Volume 62, Page 434, Deed Records, Blanco County, Texas) tract of land recorded in Volume 465, Page 911, Official Public Records, Blanco County, Texas, all of a called 0.69 acre tract of land and a 2.31 acre tract of land both recorded in Volume 252, Page 703, Official Public Records, Blanco County, Texas, an approximate 1.3 acre tract of land outside of the deed line of said 798.7 acre tract and southwesterly of the deed line of a called 154.46 acre tract of land recorded in Volume 295, Page 142, Official Public Records, Blanco County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the southeast right-of-way line of R.M. Highway No. 2766, for the northeast corner of a called 411.24 acre tract of land recorded in Document No. 241796 (described in Volume 535, Page 676), Official Public Records, Blanco County, Texas, the northwest corner herein and bears N55°09'17"E, a distance of 376.97' from a type 1 TxDOT highway marker found;

THENCE with the southeast right-of-way lines of R.M. Highway No. 2766 the following five (5) courses and distances:

- 1) N 55° 09' 17" E, a distance of **52.85'** to a type 1 TxDOT highway marker found;
- 2) a curve to the left an arc distance of **543.32'**, a radius of **2331.83'**, a central angle of **13° 21' 00"** and a chord which bears N 48° 34' 37" E, a distance of **542.09'** to a type I TxDOT highway marker found;
- 3) N 41° 53' 11" E, a distance of **960.75'** to a type I TxDOT highway marker found;
- 4) a curve to the right an arc distance of **761.92'**, a radius of **1392.39'**, a central angle of **31° 21' 09"** and a chord which bears N 57° 31' 18" E, a distance of **752.45'** to a type I TxDOT highway marker found;
- 5) and N 73° 11' 50" E, a distance of **2.34'** to a 1/2" iron rod found for the northwest corner of a called 13.758 acre tract of land recorded in Document No. 213822, Official Public Records, Blanco County, Texas, the northernmost northeast corner herein and bears S73°11'50"W, a distance of 1735.18' from a type I TxDOT highway marker found;

THENCE with westerly lines of said 13.758 acre tract the following three (3) courses and distances:

- 1) **S 03° 35' 10" E**, a distance of **18.28'** to a 4.5" metal fence post found;
- 2) **S 41° 57' 58" W**, a distance of **440.36'** to a 4.5" metal fence post found;
- 3) and **S 22° 14' 24" E**, a distance of **649.89'** to a 1/2" iron rod found for the north corner of the above referenced 0.69 acre tract and an angle of said 13.758 acre tract;

THENCE with the common line of said 0.69 acre tract and said 13.758 acre tract, **S 24° 14' 42" E**, a distance of **437.68'** to a 1/2" iron rod found with a yellow "LCRA" plastic cap in or near a north line of the aforementioned 798.7 acre tract, for the southeast corner of said 0.69 acre tract and the southwest corner of said 13.758 acre tract;

THENCE along a north line of said 798.7 acre tract, with south lines of said 13.758 acre tract the following two (2) courses and distances:

- 1) **N 89° 17' 37" E**, a distance of **40.31'** to a t-post found;
- 2) and **N 87° 52' 14" E**, a distance of **228.02'** to a 1/2" iron rod found with a yellow "LCRA" plastic cap for the southwest corner of a called 2.31 acre tract of land recorded in Volume 252, Page 703, Official Public Records, Blanco County, Texas, the southeast corner of said 13.758 acre tract and an interior corner herein;

THENCE with the common line of said 2.31 acre tract and said 13.758 acre tract, **N 07° 44' 44" E**, a distance of **412.77'** to a 1/2" iron rod found with a yellow "LCRA" plastic cap for the southwest corner of a called 9.041 acre tract of land recorded in Volume 534, Page 853 (described in Volume 500, Page 206), Official Public Records, Blanco County, Texas, an angle of said 13.758 acre tract, the northwest corner of said 2.31 acre tract and a northwest corner herein;

THENCE with the common line of said 9.041 acre tract and said 2.31 acre tract, **N 88° 59' 31" E**, a distance of **217.35'** to a 1/2" iron rod found with a yellow "LCRA" plastic cap for an angle of the remainder of a called 42.95 acre tract of land recorded in Volume 487, Page 265, Official Public Records, Blanco County, Texas, the southeast corner of said 9.041 acre tract, the northeast corner of said 2.31 acre tract and a northeast corner herein;

THENCE with the common line of said 42.95 acre tract and said 2.31 acre tract, **S 00° 57' 23" E**, a distance of **402.35'** to a 1/2" iron rod found with a yellow "LCRA" plastic cap in or near a north line of said 798.7 acre tract, for the southwest corner of said 42.95 acre tract, the southeast corner of said 2.31 acre tract and an interior corner herein;

THENCE along a north line of said 798.7 acre tract, with a south line of said 42.95 acre tract, **N 87° 55' 51" E**, a distance of **1190.30'** to a 1/2" iron rod found for the northwest corner of a called 154.46 acre tract of land recorded in Volume 295, Page 142, Official Public Records, Blanco County, Texas, a southerly angle of said 42.95 acre tract, at or near a northeast corner of said 798.7 acre tract and a northeast corner herein;

THENCE with common lines of said 798.7 acre tract and said 154.46 acre tract the following three (3) courses and distances:

- 1) **S 01° 30' 06" E**, a distance of **856.29'** to a 1/2" iron rod found on the northeast side of a 15" cedar;
- 2) **S 49° 33' 47" E**, crossing Miller Creek, a distance of **300.63'** to a 1/2" iron rod set;
- 3) and **S 24° 11' 08" E**, a distance of **267.38'** to a 1/2" iron rod found for an angle of said 154.46 acre tract;

THENCE with southwest lines of said 154.46 acre tract the following three (3) courses and distances:

- 1) **S 24° 25' 27" E**, a distance of **1810.47'** to a 1/2" iron rod found;
- 2) **S 47° 52' 37" E**, a distance of **623.85'** to a 1/2" iron rod found;
- 3) and **S 68° 12' 56" E**, a distance of **416.76'** to a 1/2" iron rod found in or near a west line of a called 103 acre tract of land recorded in Volume 406, Page 761, Official Public Records, Blanco County, Texas, in or near an east line of said 798.7 acre tract, for the southernmost corner of said 154.46 acre tract and the easternmost northeast corner herein;

THENCE along the common line of said 103 acre tract and said 798.7 acre tract, **S 01° 30' 45" E**, crossing Miller Creek, a distance of **2022.45'** to a 1/2" iron rod found with a yellow "LCRA" plastic cap for the northeast corner of a called 3.00 acre tract of land recorded in Volume 252, Page 697, Official Public Records, Blanco County, Texas;

THENCE with lines of said 3.00 acre tract the following three (3) courses and distances:

- 1) **S 64° 01' 55" W**, a distance of **434.89'** to a 1/2" iron rod found with a yellow "LCRA" plastic cap;
- 2) **S 25° 59' 46" E**, at 159.78' a 1/2" iron rod found with a yellow "LCRA" plastic cap for the northeast corner of a called 11.40 acre electric easement tract recorded in Volume 241, Page 817, Official Public Records, Blanco County, Texas, at 308.26' a 1/2" iron rod found with a yellow "LCRA" plastic cap for the southeast corner of said 11.40 acre electric easement tract and continuing a total distance of **373.97'** to a 1/2" iron rod found with a yellow "LCRA" plastic cap;

- 3) and **N 64° 01' 38" E**, at 59.83' a 1/2" iron rod found with a yellow "LCRA" plastic cap for the southwest corner of a called 0.31 acre electric easement tract recorded in Volume 241, Page 817, Official Public Records, Blanco County, Texas, at 195.02' a 1/2" iron rod found with a yellow "LCRA" plastic cap for the northwest corner of said 0.31 acre electric easement tract and continuing a total distance of **264.17'** to a 1/2" iron rod found with a yellow "LCRA" plastic cap in or near the west line of said 103 acre tract and an east line of said 798.7 acre tract, for the southeast corner of said 3.00 acre tract;

THENCE along the common line of said 103 acre tract and said 798.7 acre tract, **S 01° 27' 12" E**, at 55.75' a 1/2" iron rod found with a yellow "LCRA" plastic cap for the northeast corner of said 0.31 acre electric easement tract, at 164.47' a 1/2" iron rod found with a yellow "LCRA" plastic cap for the southeast corner of said 0.31 acre electric easement tract and continuing a total distance of **1087.96'** to a 3" metal fence post found for a northerly angle of a called 70.533 acre tract of land recorded in Volume 441, Page 990, Official Public Records, Blanco County, Texas, at or near the southwest corner of said 103 acre tract and the southeast corner of said 798.7 acre tract, for the southeast corner herein;

THENCE along south and east lines of said 798.7 acre tract and with north and west lines of said 70.533 acre tract the following three (3) courses and distances:

- 1) **S 88° 29' 52" W**, a distance of **612.47'** to a 3" metal fence post found;
- 2) **S 09° 28' 19" W**, a distance of **75.46'** to a 3" metal fence post found;
- 3) and **S 88° 08' 35" W**, a distance of **845.41'** to a 3" metal fence post found for the northeast corner of a called 801.73 acre tract of land recorded in Volume 236, Page 350, Official Public Records, Blanco County, Texas and the northwest corner of said 70.533 acre tract;

THENCE along the south line of said 798.7 acre tract and with the north line of said 801.73 acre tract, **S 87° 56' 20" W**, a distance of **3389.85'** to a 3" metal fence post found for an easterly angle of the aforementioned 411.24 acre tract, the northwest corner of said 801.73 acre tract, at or near the southwest corner of said 798.7 acre tract, for the southwest corner herein;

THENCE with calculated lines of said 411.24 acre tract the following sixteen (16) courses and distances:

N 01° 55' 00" W, a distance of **247.00'** to a found old fence post hole;

N 01° 28' 16" W, a distance of **630.60'** to a 1/2" iron rod set;

N 01° 20' 14" W, a distance of **1201.47'** to a 1/2" iron rod set;

N 00° 59' 30" W, a distance of **849.86'** to a 1/2" iron rod set;

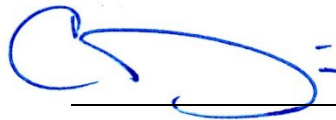
N 01° 01' 23" W, a distance of **1237.51'** to a 1/2" iron rod set;

N 00° 21' 09" W, a distance of **272.62'** to a 1/2" iron rod set;
N 16° 06' 01" W, a distance of **71.84'** to a 1/2" iron rod set;
N 80° 21' 02" W, a distance of **488.82'** to a 1/2" iron rod set;
N 78° 39' 01" W, a distance of **109.04'** to a 1/2" iron rod set;
N 81° 06' 12" W, a distance of **279.20'** to a 1/2" iron rod set;
N 06° 39' 50" W, a distance of **465.99'** to a 1/2" iron rod set;
N 04° 20' 24" E, a distance of **644.17'** to a 7" cedar fence post found;
N 09° 33' 10" E, a distance of **624.49'** to a 1/2" iron rod set;
N 09° 08' 26" E, a distance of **501.10'** to a 1/2" iron rod set;
N 09° 20' 26" E, a distance of **156.62'** to a 1/2" iron rod set;
N 34° 41' 46" W, a distance of **33.46'** to the **POINT OF BEGINNING**.

Notes:

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




08/15/2025
Christopher Jurica, RPLS #6344
Job No. 2702-25