



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

TRACT 3
TRIPLE 3 RANCH
an unrecorded subdivision

Description of a **11.50 ACRE TRACT OF LAND** situated in the W.C. Winters Survey No. 90, Abstract No. 634, Blanco County, Texas, being out of a called 98.73 acre tract of land recorded in Document No. 242643, Official Public Records, Blanco County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod set in or near a southwest line of a called 19.97 acre tract of land recorded in Volume 500, Page 991, Official Public Records, Blanco County, Texas, in a northeast line of the above referenced 98.73 acre tract, for the northeast corner of the herein described tract, said 1/2" iron rod bears S71°58'57"E, a distance of 132.89' from a 4.5" metal fence post found for an angle of said 98.73 acre tract;

THENCE severing said 98.73 acre tract, **S 18° 01' 03" W**, at 834.25' a 1/2" iron rod set on the north line of a 60' wide roadway easement surveyed this day and continuing a total distance of **864.25'** to a point on the centerline of said 60' wide roadway easement for the southeast corner of the herein described tract;

THENCE severing said 98.73 acre tract with the centerline of said 60' wide roadway easement the following seven (7) courses and distances:

- 1) **N 72° 53' 08" W**, a distance of **78.30'**;
- 2) a curve to the right an arc distance of **56.52'**, a radius of **200.00'**, a central angle of **16° 11' 35"** and a chord which bears **N 64° 47' 21" W**, a distance of **56.34'**;
- 3) **N 56° 41' 33" W**, a distance of **76.07'**;
- 4) a curve to the left an arc distance of **64.36'**, a radius of **150.00'**, a central angle of **24° 34' 55"** and a chord which bears **N 68° 59' 01" W**, a distance of **63.86'**;
- 5) **N 81° 16' 28" W**, a distance of **73.73'**;
- 6) a curve to the right an arc distance of **65.60'**, a radius of **100.00'**, a central angle of **37° 35' 04"** and a chord which bears **N 62° 28' 56" W**, a distance of **64.43'**;
- 7) and **N 43° 41' 24" W**, a distance of **28.10'** to a point being the center of a 60' radius cul-de-sac at the point of termination of said roadway easement for the southwest corner of the herein described tract;

THENCE severing said 98.73 acre tract, **N 03° 32' 38" W**, at 60.00' a 1/2" iron rod set on the north side of said roadway easement and continuing a total distance of **885.74'** to a 1/2" iron rod set in or near a southwest line of a called 104.04 acre tract of land recorded in Volume 500, Page 957, Official Public Records, Blanco County, Texas, in a northeast line of said 98.73 acre tract, for the northwest corner of the herein described tract, said 1/2" iron rod bears **S71°54'41"E**, a distance of 748.40' from a 5" cedar fence post found for the northwest corner of said 98.73 acre tract;

THENCE along a southwest line of said 104.04 acre tract and with a northeast line of said 98.73 acre tract, **S 71° 54' 41" E**, a distance of **625.00'** to a 4.5" metal fence post found at or near a southwest corner of the aforementioned 19.97 acre tract, at or near a southeast corner of said 104.04 acre tract, for an angle of said 98.73 acre tract and herein described tract;

THENCE along a southwest line of said 19.97 acre tract and with a northeast line of said 98.73 acre tract, **S 71° 58' 57" E**, a distance of **132.89'** 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.



11/13/2024

Christopher Jurica, RPLS #6344
Job No. 2513-24