



LAND SURVEYING

P.O. Box 481/807 Main St. Blanco, TX 78606
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TBPLS FIRM #10194135

FIELD NOTE DESCRIPTION OF A 0.15 ACRE TRACT OF LAND

Being a **0.15 acre** tract of land situated in the H. Eggleston Survey No. 24, Abstract No. 1, Blanco County, Texas, being out of Block No. 21, Harrison Heirs Addition to the City of Blanco and all of a called 0.15 acre tract of land recorded in Volume 123, Page 203, Deed Records, Blanco County, Texas, said **0.15 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the northwest right-of-way line of Main Street, the southeast line of Block No. 21, for the northeast corner of a called 0.230 acre tract of land recorded in Volume 100, Page 222, Deed Records, Blanco County, Texas, the southeast corner of the above referenced 0.15 acre tract and herein described tract, said iron rod bears North 18 degrees 34 minutes 06 seconds East, a distance of 472.22 feet from a 1/2" iron rod found in concrete for the southeast corner of Block No. 22;

THENCE with the common line of said 0.230 acre tract and said 0.15 acre tract, **North 71 degrees 21 minutes 38 seconds West**, at 71.90 feet a 1/2" iron rod found for the northwest corner of said 0.230 acre tract, the northeast corner of a called 0.210 acre tract of land recorded in Volume 115, Page 595, Deed Records, Blanco County, Texas and continuing with the common line of said 0.210 acre tract at 138.79 feet passing the northwest corner of said 0.210 acre tract and continuing with the common line of said 0.15 acre tract a total distance of **161.18 feet** to a calculated point for the southwest corner of said 0.15 acre tract and herein described tract;

THENCE with the common line of said 0.15 acre tract, **North 18 degrees 36 minutes 07 seconds East**, a distance of **41.63 feet** to a 1/2" iron rod found for the southwest corner of a 0.18 acre tract of land surveyed this date, the northwest corner of said 0.15 acre tract and herein described tract;

THENCE with common line of said 0.18 acre tract and said 0.15 acre tract, **South 71 degrees 21 minutes 38 seconds East**, at 81.15 feet an iron rod set and continuing with the common line of said 0.15 acre tract a total distance of **161.15 feet** to a 3/8" hole drilled in concrete in the northwest right-of-way line of Main St., the southeast line of Block No. 21, for the northeast corner of said 0.15 acre tract and herein described tract, said drill hole bears South 18 degrees 34 minutes 06 seconds West, a distance of 819.34 feet from a 1/2" iron rod found in concrete for the southeast corner of Block No. 18;

THENCE with the common line of the right-of-way of Main St., Block No. 21 and said 0.15 acre tract, **South 18 degrees 34 minutes 06 seconds West**, a distance of **41.63 feet** to the **POINT OF BEGINNING** containing **0.15 acres** of land.

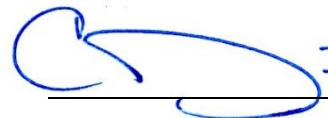
SUBJECT TO: A +/- 41 square feet conflict with a called 0.43 acre tract of land recorded in Volume 535, Page 268, Official Public Records, Blanco County, Texas and shown on a survey plat prepared this date.

SUBJECT TO: A +/-229 square feet conflict with that tract of land recorded in Volume 109, Page 132, Deed Records, Blanco County, Texas and shown on a survey plat prepared this date.

Notes:

1. Basis of Bearing: Texas State Plane Coordinate System, Central Zone, NAD83
2. A survey plat was prepared by separate document.
3. 3/8" iron rods set with a yellow "WCR" plastic cap.



 01/15/2018
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