



DELTA LAND SURVEYING

14900 Avery Ranch Blvd., Ste. C200 #241

Austin, Texas 78717

(512) 781-9800 www.DeltaLandSurveying.net

DESCRIPTION

A tract of land situated within the George Patillo Survey, Abstract Number 505 in Williamson County, Texas and being a portion of tracts of land conveyed to Nancy Pechacek Hard by deeds filed for record under Document Number 2004091637 and 2008075001 of the Official Public Records of Williamson County, Texas (hereinafter referred to as "Pechacek Tract A" and "Pechacek Tract B", respectively). Said tract of land being subdivided herein under Texas Local Government Code 232.0015(f) and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" rebar, found on the monumented South right-of-way of State Highway Number 138, for the common North Corner the aforementioned Pechacek Tract A and a tract of land conveyed to E. C. Acosta, et ux by a deed filed for record under Document Number 2018033023 of the Official Public Records of Williamson County, Texas;

Thence **N 62°31'11" E**, along the aforementioned South right-of-way line and the North boundary line of the aforementioned Pechacek Tract A, a distance of **611.48 feet** to a 1/2" rebar with a cap marked "RPLS 4967" set for a corner of the tract of land herein described;

Thence **S 21°44'45" E** a distance of **1,333.57 feet** to a 1/2" rebar with a cap marked "RPLS 4967" set, in an existing wire fence, for a corner of the tract of land herein described;

Thence **N 61°16'51" E**, along an existing wire fence, passing at 33.81 feet a wood fence corner post, passing at 461.00 feet a wood fence corner post and continuing for a total distance of **601.63 feet** to a 1/2" rebar with a cap marked "RPLS 4967" set for a corner of the tract of land herein described;

Thence **N 21°47'37" W**, passing at 1,310.39 feet a 1/2" rebar with a cap marked "Ref Cor RPLS 4967" set for a reference corner and continuing for a total distance of **1,320.39 feet** to a point, on the above-mentioned South right-of-way line, for a corner of the tract of land herein described;

Thence **N 62°31'11" E**, along the aforementioned South right-of-way line, a distance of **559.05 feet** to a concrete right-of-way marker (broken) found for a corner;

Thence **Northeasterly** a distance of **188.88 feet** along the aforementioned South right-of-way line and the arc of a curve to the right, having a radius of 2,824.93 feet, a central angle of 03°49'52" and a chord which bears **N 64°38'52" E** a distance of 188.85 feet to a 1/2" rebar with a cap marked "Austin Surveying" found for the common North corner of the Pechacek Tract B and Lot 1 in Block B of The Ranch at Florence, a subdivision filed for record under Document Number 2011051154 of the Official Public Records of Williamson County, Texas;

Thence **S 21°13'30" E**, along the common boundary line of the tract of land herein described and the aforementioned The Ranch at Florence subdivision, passing at 2.27 feet a 1/2" rebar found for a reference, passing at 502.32 feet a 1/2" rebar with a cap marked "Austin Surveying" found for the common West corner of Lot 1 and Lot 2 in Block B of The Ranch at Florence subdivision and continuing for a total distance of **1,022.64 feet** to a 1/2" rebar with a cap marked "Diamond Surveying" found for a common corner;

Thence **S 20°58'01" E**, continuing along the aforementioned common boundary line, passing at 165.58 feet a 1/2" rebar with a cap marked "Austin Surveying" found for the common West corner of the aforementioned The Ranch at Florence subdivision and Hines Ranch, a subdivision filed for record under



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Document Number 2011050965 of the Official Public Records of Williamson County, Texas and continuing for a total distance of **875.27 feet** to a 1/2" rebar found for a common corner of the tract of land herein described and Lots 38 and 39 in Block A of said Hines Ranch;

Thence **S 21°05'27" E**, along the common boundary line of the tract of land herein described and the aforementioned Lot 39, a distance of **500.70 feet** to a 1/2" rebar found, on the monumented North right-of-way line of County Road Number 221, for their common South corner;

Thence **S 68°12'55" W**, along the aforementioned North right-of-way line, passing at 729.62 feet a 1/2" rebar with a cap marked "Tibbit 5496" found for a reference corner, passing at 904.77 feet a 1/2" rebar with a cap marked "Tibbit 5496" found for a reference corner and continuing for a total distance of **1,945.46 feet** to a 5/8" rebar found for the common South corner of the tract of land herein described and a tract of land conveyed to Richard Andrews by a deed filed for record under Document Number 2008047537 of the Official Public Records of Williamson County, Texas;

Thence **N 21°08'46" W**, along the common boundary line of the tract of land herein described and the aforementioned Andrews tract and the above-mentioned Acosta tract, a distance of **2,211.21 feet** to the **Point of Beginning**.

Said tract of land containing 3,702,600 square feet or 85.000 acres, more or less.

The foregoing description is based on a TSPS Land Title Survey conducted by Larry W. Busby, Texas RPLS #4967 with Delta Land Surveying on January 4, 2021.



