

DESCRIPTION

BEGINNING FOR REFERENCE at a 1" iron pipe found at the southwest corner of said 272.24 acre tract, same being the northwest corner of a called 65.90 acre tract of land as described in that deed to Jonnie Lynn Kraak McClellan, et al. and recorded in Volume 1757, Page 708 of the Deed Records of said county, being on the east right-of-way line of Highway 123 (130 foot right-of-way width), from which a fence post found for the northwest corner of said 272.24 acre tract bears, N 04° 25' 19" E for a distance of 3273.82 feet;

THENCE through the interior of said 272.24 acre tract, N 50° 57' 05" E for a distance of 2005.22 feet to a calculated point for the west corner and **POINT OF BEGINNING** hereof;

THENCE through the interior of said 272.24 acre tract, the following eight (8) courses and distances:

- 1) N 26° 20' 18" E for a distance of 40.63 feet to a calculated point of curvature hereof,
- 2) with the arc of a curve to the **right**, having a radius of 165.00 feet, an arc length of 303.73 feet, a central angle of 105° 28' 09", and a chord which bears, N 84° 33' 48" E for a distance of 262.63 feet to a calculated point of non-tangency hereof,
- 3) N 47° 17' 52" E for a distance of 240.00 feet to a non-tangent calculated point of curvature hereof,

- 4) with the arc of a curve to the **right**, having a radius of **405.00** feet, an arc length of **64.01** feet, a central angle of **09° 03' 22"**, and a chord which bears, **S 38° 10' 27" E** for a distance of **63.95** feet to a calculated point of non-tangency hereof,
- 5) **S 56° 21' 14" W** for a distance of **240.00** feet to non-tangent calculated point of curvature hereof,
- 6) with the arc of a curve to the **right**, having a radius of **165.00** feet, an arc length of **157.53** feet, a central angle of **54° 42' 10"**, and a chord which bears, **S 06° 17' 41" E** for a distance of **151.62** feet to a calculated point of tangency hereof,
- 7) **S 26° 27' 29" W** for a distance of **40.35** feet to a calculated point for the south corner hereof, from which an iron rod found with "Byrn" cap for an angle point on the south line of said 272.24 acre tract bears, **S 08° 17' 45" W** for a distance of 1089.13 feet, and
- 8) **N 63° 36' 21" W** for a distance of **328.46** feet to the **POINT OF BEGINNING** and containing 1.42 acre of land.

Bearing basis is grid north for the Texas South Central Zone NAD 83/93 HARN, per GPS survey performed during June, 2003.

Surveyed under the direct supervision of the undersigned during March, 2004:



Margaret A. Nolen
Registered Professional Land Surveyor No. 5589
BAKER-AICKLEN & ASSOCIATES, INC.
203 E. Main Street, Suite 201
Round Rock, Texas 78664
(512) 244-9620



Job No.: 1262-4-001-74

Filename:

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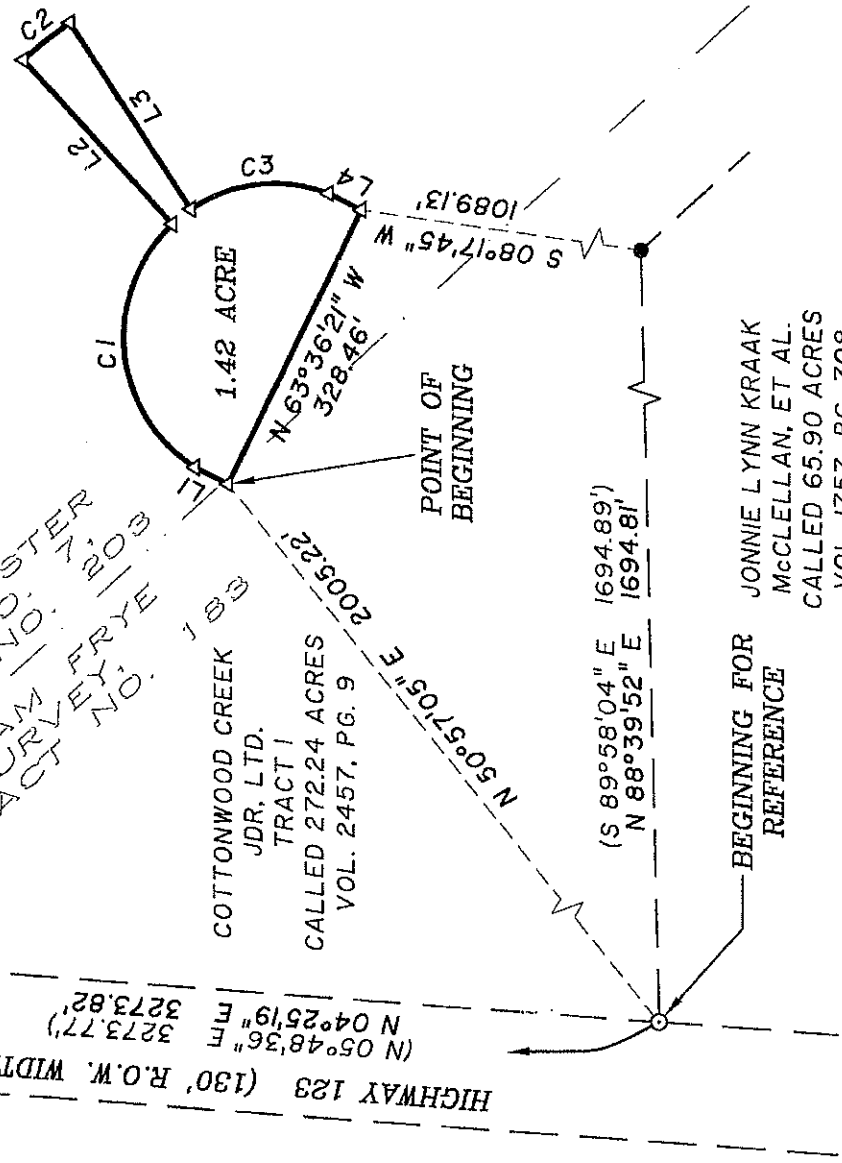
SKETCH TO ACCOMPANY DESCRIPTION

NUMBER	RADIUS	ARC	CEN. ANGLE	CH. BRG.	CHORD
C1	165.00'	303.73'	105°28'09"	N 84°33'48" E	262.63'
C2	405.00'	64.01'	09°03'22"	S 38°10'27" E	63.95'
C3	165.00'	157.53'	54°42'10"	S 06°17'41" E	151.62'

SCALE: 1" = 200'
 HAYS COUNTY, TEXAS

LEGEND

- IRON ROD FOUND WITH "BYRN" CAP
- ⊙ 1" IRON PIPE FOUND
- FENCE POST FOUND
- △ CALCULATED POINT
- () RECORD BEARING AND DISTANCE PER VOL. 2457, PG. 9



NUMBER	BEARING	DISTANCE
L1	N 26°20'18" E	40.63'
L2	N 47°17'52" E	240.00'
L3	S 56°21'14" W	240.00'
L4	S 26°27'29" W	40.35'

DATE: MAR., 2004
 JOB NO.: 1262-4-001-74
 BY: M. NOLEN
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BAKER-AICKLEN & ASSOCIATES, INC.
 ENGINEERS/SURVEYORS