

DESCRIPTION OF 1.446 ACRES, MORE OR LESS, OF LAND AREA OUT OF THE THOMAS W. FORSYTH SURVEY NO. 2, ABSTRACT NO. 173, HAYS COUNTY, TEXAS, BEING ALL OF THOSE THREE TRACTS CONVEYED IN A DEED FROM WINFIELD S. RADAR TO JOHN F. GOHERY, III, DATED JUNE '24, 1991 AND RECORDED IN VOLUME 879, PAGE 451 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/4" copper pipe found in concrete for the east corner of the Gohery First Tract and the south corner of that 5.01 tract of land described in a deed from Winfield S. Radar to George H. Meyer dated February 13, 1978 and recorded in Volume 306, Page 535 of the Hays County Deed Records and being in the northwest line of that approximate 50 foot wide strip of land described in a deed from Winfield S. Radar to the Public dated February 13, 1978 and recorded in Volume 306, Page 533 of the Hays County Deed Records;

THENCE leaving the PLACE OF BEGINNING and continuing with the common southeast line of the Gohery tract and the northwest line of the 50 foot wide strip of land as shown on that plat numbered 23659-94-c as prepared by Byrn & Associates, Inc. of San Marcos, Texas, S 26° 15' 00" W 175.00 feet to a 1/2" iron rod set for the beginning of a right breaking curve;

THENCE continuing with said common line being a right-breaking curve having the following characteristics: central angle = 92° 39' 23", radius = 23.71 feet, arc length = 38.34 feet and a chord which bears S 73° 43' 20" W 34.30 feet to a 1/2" iron rod set in the common southwest line of the Gohery tract and northeast line of Ranch Road Highway No. 12;

THENCE with said common line N 60° 36' 25" W 105.42 feet to a 1/2" iron rod set for the beginning of a left-breaking curve;

THENCE with a left-breaking curve having the following characteristics: central angle = 04° 17' 14", radius = 2,341.83 feet, arc length = 175.23 feet and a chord which bears N 62° 44' 57" W 175.19 feet to a 1/2" iron rod set for the west corner of the Gohery tract and being the south corner of that 0.924 acre tract described in a deed from Marvin J. Knight et ux to Billy Joe Hageman, Sr. et ux dated November 12, 1993 and recorded in Volume 1031, Page 180 of the Hays County Official Public Records;

THENCE leaving the highway with the common west line of the Gohery tracts and east line of the Hageman tract the following two courses:

1. N 33° 39' 18" E 64.11 feet to a 1/2" iron rod found with an aluminum cap stamped "Swart" being the south corner of the Gohery Third Tract-0.063 acres, and
2. N 19° 56' 42" E 152.36 feet to a 1/2" iron rod found with an aluminum cap stamped "Swart" for the north corner of the Gohery Third Tract and being in the south line of the aforementioned 5.01 acre tract conveyed to George H. Myer;

THENCE with the common north line of the Gohery tracts and south line of the Myer 5.01 acre tract the following four courses:

1. S 62° 43' 35" E 36.34 feet to a 1/2" iron rod found with an aluminum cap stamped "Swart" for the east corner of the Gohery Third Tract and the north corner of the Gohery Second Tract - 0.085 acres,
2. S 62° 38' 18" E 180.41 feet to a 1/2" iron rod found for the east corner of the Gohery Second Tract and an interior corner of the Myer tract,
3. S 33° 55' 58" W 20.21 feet to a 1/2" iron rod found for an interior corner of the Myer tract and south corner of the Gohery Second Tract and being in the north line of the Gohery First Tract, and
4. S 62° 53' 53" E 100.17 feet to the PLACE OF BEGINNING.