

A 1.42 ACRE TRACT OF LAND MORE PARTICULARLY
DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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 said 65.90 acre tract, being the east right-of-way line of said Highway 123;

THENCE with the west line of said 272.24 acre tract, same being the east right-of-way line of said Highway 123, N 04° 25' 19" E for a distance of 480.18 feet to a calculated point;

THENCE through the interior of said 272.24 acre tract, S 85° 34' 41" E for a distance of 535.89 feet to a calculated point for the southwest corner and **POINT OF BEGINNING** hereof;

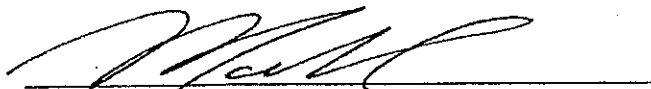
THENCE through the interior of said 272.24 acre tract, the following six (6) courses and distances:

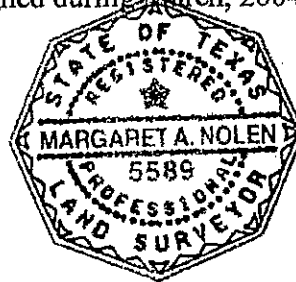
- 1) N 01° 20' 08" W for a distance of 406.93 feet to a calculated point of curvature hereof,

- 2) with an arc of a curve to the **right**, having a radius of **257.82** feet, an arc length of **24.82** feet, a central angle of **05° 31' 01"**, and a chord which bears, **N 01° 32' 38" E** for a distance of **24.82** feet to a calculated point for the northwest corner hereof,
- 3) **S 82° 58' 17" E** for a distance of **289.16** feet to a calculated point for the northeast corner hereof,
- 4) with an arc of a curve to the **left**, having a radius of **250.00** feet, an arc length of **40.85** feet, a central angle of **09° 21' 41"**, and a chord which bears, **S 03° 20' 43" W** for a distance of **40.80** feet to a calculated point of tangency hereof,
- 5) **S 01° 20' 08" E** for a distance of **348.99** feet to a calculated point for the southeast 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 64° 15' 37" E** for a distance of **931.54** feet, and
- 6) **S 88° 39' 52" W** for a distance of **284.00** feet to the **POINT OF BEGINNING** and containing **2.68** acres 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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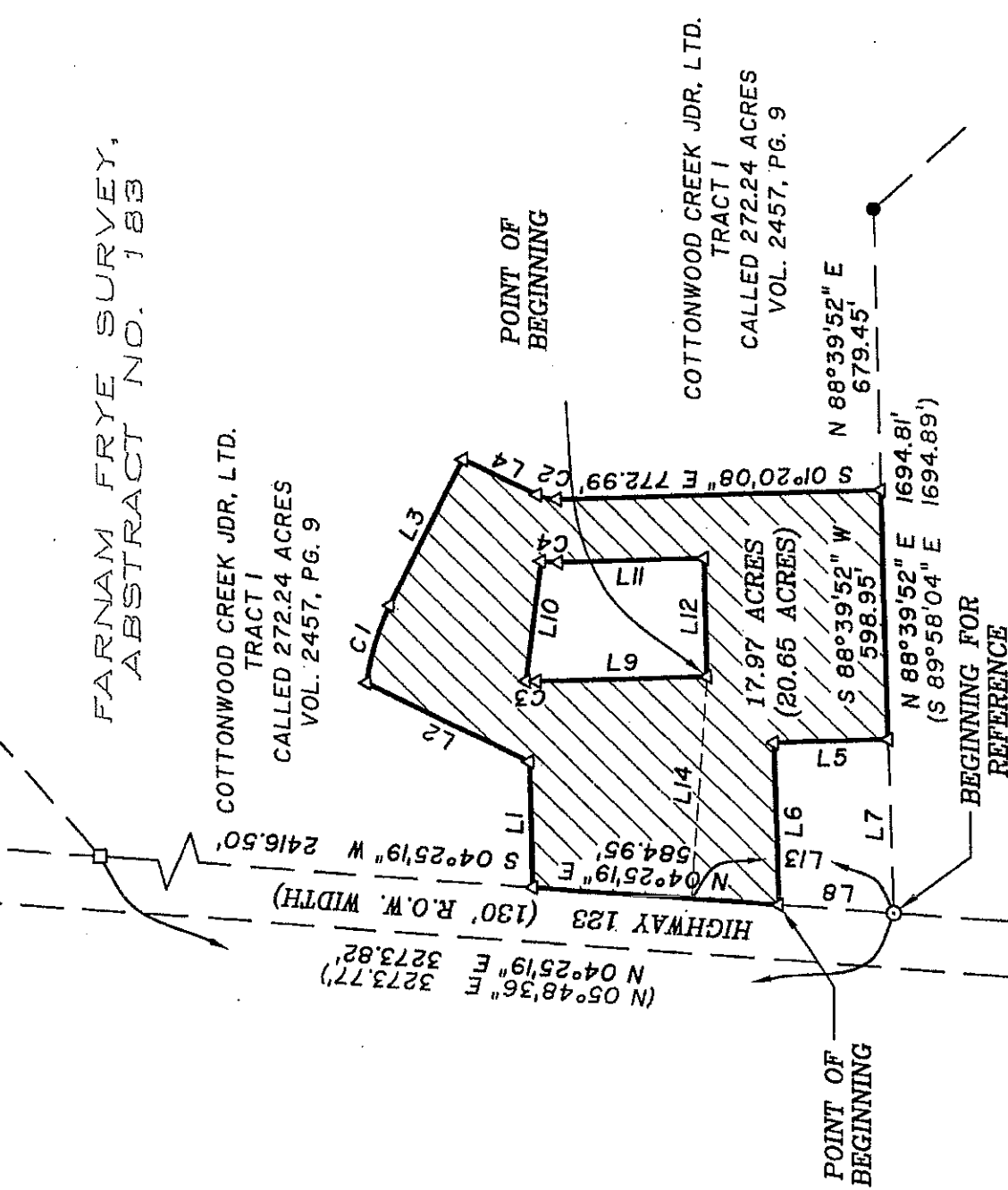
SKETCH TO ACCOMPANY DESCRIPTION

FARNAM FRYE SURVEY,
ABSTRACT NO. 183

COTTONWOOD CREEK JDR, LTD.
TRACT 1
CALLED 272.24 ACRES
VOL. 2457, PG. 9

COTTONWOOD CREEK JDR, LTD.
TRACT 1
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JONNIE LYNN KRAAK McCLELLAN, ET AL.
CALLED 65.90 ACRES
VOL. 1757, PG. 708



SCALE: 1" = 400'

HAYS COUNTY, TEXAS

LEGEND

- IRON ROD FOUND WITH "BYRN" CAP
- ⊙ 1" IRON PIPE FOUND
- FENCE POST FOUND
- △ CALCULATED POINT

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