

A DESCRIPTION OF A 12.04 ACRE TRACT OF LAND OUT OF T.R. JACKSON LEAGUE, HAYS COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 10.00 ACRES CONVEYED TO PHILIP & JANE CAPRON IN VOLUME 4007, PAGE 390, THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND A PORTION OF THAT CALLED 15.36 ACRE TRACT CONVEYED TO PHILIP & JANE CAPRON IN VOLUME 3681, PAGE 306, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a ½ inch iron rod found in the north right-of-way line of Elder Hill Road (R.O.W. Varies), for the southwest corner of the herein described tract, same being at the southerly southwest corner of said Capron called 10.00 acre tract, and being at the common southeast corner of a called 2.00 acre tract conveyed to George & Mary Ledbetter, as recorded in Volume 1397, Page 522, the Official Public Records of Hays County, Texas;

THENCE North 00°52'45" East, with the east line of said 2.00 acres, a distance of **484.64 feet**, (called North 00°52'50" East, 483.65 feet), to a ½ inch iron rod found at the northeast corner of said Ledbetter tract and a common interior corner of said Capron called 10.00 acre tract, for an interior corner of the herein described tract;

THENCE North 88°24'41" West, with the north line of said 2.00 acres, a distance of **180.25 feet**, (called North 88°31'42" West, 179.98 feet), to a 60d Nail found in the east right of way of North Elder Hill Road – County Road No. 170, a 30 foot right-of-way, at the northwest corner of the said called 2.00 acre tract and a westerly southwest corner of said Capron called 10.00 acre tract, for the westerly southwest corner of the herein described tract;

THENCE North 01°03'13" East, with the east right of way of said North Elder Hill Road and leaving said 2.00 acres, a distance of **454.12 feet**, (called North 01°00'28" East, 454.13 feet), to a ½ inch iron rod found for the northwest corner of the herein described tract, same being at the northwest corner of said Capron called 10.00 acre tract;

THENCE South 89°27'39" East, a distance of **26.48 feet**, (called South 89°27'39" East, 26.56 feet), to a ½ inch iron rod found for a corner of the herein described tract, same being at the northerly northeast corner of said Capron called 10.00 acre tract, the common south corner of a called 10.45 acre tract conveyed to Ralph Hetz, and a common southwest corner of a portion of the remainder of a called 190.24 acre tract conveyed to Sherman Eckols in Volume 294, page 653, Deed Records of Hays County, Texas, and being in the west line of the above-mentioned Capron called 15.36 acre tract;

THENCE entering and severing said 15.36 acres the following two (2) courses and distances:

1) South 80°27'49" East, a distance of **736.75 feet**, to a ½ inch iron rod set with cap for an angle corner of the herein described tract,

2) South 88°24'41" East, a distance of **181.25 feet**, to a ½ inch iron rod set with cap in a south line of said Capron called 15.36 acre tract and the common north line of a called 9.21 acre tract conveyed to Stephen & Barbara Gremillion in Doc # 9930042, Official Public Records of Hays County, Texas for the northeast corner of the herein described tract,

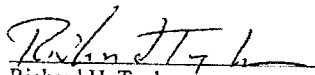
THENCE North 89°40'36" West, with the south line of said 15.36 acres and the north line of said 9.21 acres, a distance of **116.76 feet**, (called North 89°41' West), to a ½ inch iron rod found at the northwest corner of said Gremillion called 9.21 acre tract and the common northeast corner of the aforesaid Capron called 10.00 acre tract, for an interior corner of the herein described tract;

THENCE South 00°24'00" West, with the west line of said 9.21 acres, a distance of **745.45 feet**, (called South 00°24' West, 745.45 feet), to a ½ inch iron rod found in the north right of way of said Elder Hill Road, at the southwest corner of said 9.21 acres and the common southeast corner of said Capron called 10.00 acre tract, for the southeast corner of the herein described tract;

THENCE with the north right of way line of Elder Hill Road, the following two (2) courses and distances:

- 1) **South 87°29'54" West**, a distance of **417.80 feet**, (called South 87°29'53" West, 417.80 feet), to a ½ inch iron rod found,
- 2) **North 87°43'07" West**, a distance of **89.32 feet**, (called North 87°43'07" West, 89.32 feet), to the **POINT OF BEGINNING**, and containing **12.04 acres** of land.

I, Richard H. Taylor, do certify that this description and associated exhibit were prepared from a boundary survey performed under my direction during November 2011, and is true and correct to the best of my knowledge and belief.



Richard H. Taylor
Registered Professional Land Surveyor
No. 3986 State of Texas

12/09/11
Date

Attachments: Exhibit of a 12.04 acre tract
Job: 10-3892 12 ac

