

Registered Professional Land Surveyor

## METES & BOUNDS DESCRIPTION

OF A 27.18 ACRE TRACT OF LAND OUT OF THE BRYANT SERMONS SURVEY, ABSTRACT NO. 643, HAYS COUNTY, TEXAS, COMPRISED OF A PORTION OF THAT CERTAIN TRACT CONVEYED AS A TOTAL OF 135.70 ACRES TO EVA NELL BREED LONG IN VOLUME 364, PAGE 582, VOLUME 398, PAGE 758, VOLUME 472, PAGE 763, VOLUME 551, PAGE 99, VOLUME 594, PAGE 420, VOLUME 681, PAGE 321, AND VOLUME 780, PAGE 6, DEED RECORDS OF HAYS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** at a set cotton spindle in the approximate centerline of Martin Road for the southwest corner of the herein described tract, the northwest corner of a called 15.167 acre tract as described in a conveyance to Jason R. Livingston and Brooke L. Livingston in Vol. 4685, Pg. 852, Official Public Records of Hays County, Texas;

**THENCE** along and with said centerline, North 35°00'14" West, a distance of 8.72 feet to a set cotton spindle for an angle point;

**THENCE** continuing along and with said centerline, North 27°47'08" West, a distance of 8.62 feet to a set cotton spindle for the northwest corner of the herein described tract, the southwest corner of a called 22.00 acre tract as conveyed to Wesley W. Simon and Kaley L. Simon in Vol. 5038, Pg. 271, Official Public Records of Hays County, Texas;

**THENCE** leaving said R.O.W., along and with the common boundary of the herein described tract and said Simon Tract, North 88°29'21" East, at a distance of 29.14 feet passing a found 60D nail, a total distance of 1818.38 feet to a set ½" iron rod for an angle point;

**THENCE** continuing along the common boundary of the herein described tract and said Simon Tract, the following courses and distances:

North 53°45'39" East, at a distance of 102.74 feet passing a found ½" iron rod, a total distance of 410.57 feet (called North 55°18'26" East, a distance of 407.67 feet) to a found ½" iron rod for an angle point;

South 64°58'16" East, a distance of 372.58 feet (called South 63°27'44" East, a distance of 372.59 feet) to a found ½" iron rod for an angle point;

North 50°04'35" East, a distance of 174.04 feet (called North 51°32'39" East, a distance of 173.79 feet) to a found ½" iron rod for an angle point;

South 79°10'17" East, a distance of 84.34 feet (called South 77°41'22" East, a distance of 84.94 feet) to a found ½" iron rod for an angle point;

South 59°33'52" East, a distance of 70.29 feet (called South 58°01'08" East, a distance of 70.29 feet) to a found fence corner post for the northwest corner of the herein described

tract, the southwest corner of said Simon Tract, a point in the easterly boundary line of a called 388.67 acre tract as conveyed to Joe W. Tippet in Vol. 2774, Pg. 309, Official Public Records of Hays County, Texas;

**THENCE** along and with said boundary, the following courses and distances:

South 00°08'18" East, a distance of 56.35 feet (called South 00°25'49" East, a distance of 55.33 feet) to a set ½" iron rod for an angle point;

South 00°50'22" East, a distance of 255.10 feet (called South 00°43'43" West, a distance of 255.10 feet) to a set ½" iron rod for an angle point;

South 01°01'58" East, a distance of 198.16 feet (called South 00°32'07" West, a distance of 198.16 feet) to a set ½" iron rod for an angle point;

South 01°14'50" East, a distance of 404.79 feet (called South 00°19'15" West, a distance of 404.76 feet) to a found ½" iron rod with cap for the southeast corner of the herein described tract, the southwest corner of said Tippet Tract, a point in the northerly boundary line of a called 11.466 acre tract as conveyed to Donald Scott Pringle and Anne Leah Pringle in Vol. 4629, Pg. 961, Official Public Records of Hays County, Texas;

**THENCE** along and with the common boundary of the herein described tract and said Pringle Tract, South 88°30'57" West, at a distance of 45.45 feet passing a found ½" iron rod marking the northwest corner of said Pringle Tract, a total distance of 266.51 feet (called North 89°50'32" West, a distance of 268.51 feet) to a set ½" iron rod for an angle point, a point in the northerly boundary line of a called 11.935 acre tract as conveyed to Zachary Graham, Jr. and Deborah W. Graham in Vol. 4886, Pg. 769, Official Public Records of Hays County, Texas;

**THENCE** continuing along and with said boundary, the following courses and distances:

South 88°14'04" West, a distance of 656.51 feet (called South 89°54'05" West, a distance of 656.57 feet) to a set ½" iron rod for an angle point;

South 88°30'57" West, at a distance of 147.54 feet passing a found cotton spindle marking the northwest corner of said Graham Tract, a total distance of 268.51 feet (called North 89°50'32" West, a distance of 268.51 feet) to a found ½" iron rod with cap for the most southerly southwest corner of the herein described tract, a point in the northerly boundary line of a called 59.00 acre tract as conveyed to Louis Cartall and Deborah G. Cartall in Vol. 721, Pg. 629, Official Public records of Hays County, Texas, the southeast corner of said Livingston Tract;

**THENCE** along and with the common boundary of the herein described tract and said Livingston Tract, North 01°31'15" West, at a distance of 896.92 feet passing a found ½" iron rod, a total distance of 911.92 feet (called North, a distance of 911.91 feet) to a set

½" iron rod for an angle point of the herein described tract, the northeast corner of said Livingston Tract;

**THENCE** continuing along and with the common boundary of the herein described tract and said Livingston Tract, South 88°29'21" West, a distance of 1816.13 feet to the **POINT OF BEGINNING** and containing 27.18 acres, more or less.

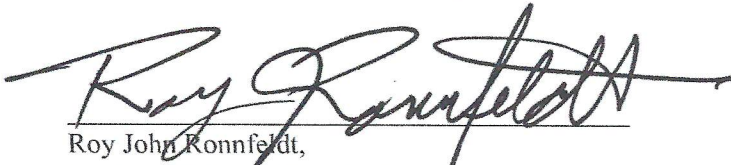
Basis of Bearing: Texas South Central NAD 83

STATE OF TEXAS       §

April 15, 2016

COUNTY OF BEXAR   §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.

  
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Roy John Ronnfeldt,  
Registered Professional Land Surveyor  
Registration No. 3520

