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**METES AND BOUNDS DESCRIPTION  
FOR A  
11.45 ACRES TRACT OF LAND**

Being a 11.45 acre tract of land out of the William H. Haggard Survey No. 30, Abstract No. 8, Hays County, Texas, and being a portion of a tract of land called 20.291 acres, described in Document No. 16028658, Official Public Records, Hays County, Texas, said 11.45 acre tract of land being more particularly described as follows:

BEGINNING at 5/8 inch iron pin found for the Southeast corner of said 20.291 acre tract also being the South corner of the herein described tract and being in the Northerly right-of-way line of Hays County Road 190 (Creek Road), also being the West corner of Tract 2, a called 1.274 acre tract recorded in Volume 1444, Page 741, Official Public Records, Hays County, Texas;

THENCE along the Northerly right-of-way line of said Hays County Road 190 (Creek Road) common with the Southerly line of said 20.291 acre tract and the herein described tract, N 82°20'36" W a distance of 142.00 feet to a 1/2" iron pin (with cap stamped "HMT") set for the Southwest corner of the herein described tract, from which a 5/8 inch iron pin found for the West corner of said 20.291 acre tract, bears N 82°20'36" W a distance of 190.04 feet and N 86°02'40" W a distance of 585.42 feet;

THENCE across said 20.291 acre tract, the following four (4) calls:

1. N 25°34'58" W a distance of 550.01 feet to a point for a 1/2" iron pin (with cap stamped "HMT") set for a corner;
2. N 82°40'11" W a distance of 55.38 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
3. N 26°46'56" W a distance of 129.86 feet to a 60d nail set for a corner;
4. N 42°43'14" W a distance of 203.51 feet to a 3-inch fence post found for a corner of Lot 3, Henly Properties, Section One, plat of which is recorded in Volume 15, Page 200, Plat Records, Hays County, Texas, from which a 3-inch fence post found bears S 55°38'37" W a distance of 380.11 feet;

THENCE along the Southeast line of said Lot 3, common with the Northwest line of said 20.291 acre tract and the herein described tract, N 13°38'43" E a distance of 441.01 feet to a 5/8 inch iron pin found (leaning) for the North corner of said 20.291 acre tract and the herein described tract, also being the West corner of a called 28.01 acre tract, recorded in Document No. 17004850, Official Public Records, Hays County, Texas;


THENCE along the Southwesterly line of said 28.01 acre tract common with the Northeasterly line of said 20.291 acre tract and the herein described tract S 45°21'07" E a distance of 1212.49 feet to a 5/8 inch iron pin found for the South corner of said 28.01 acre tract common with the East corner of said 20.291

acre tract and the herein described tract, also being in the Northwest line of the aforementioned Tract 2, from which a 60d nail found bears N 43°22'47" E a distance of 100.02 feet;  
THENCE along the Northwest line of said Tract 2 common with the Southeast line of said 20.291 acre tract and the herein described tract, S 42°47'08" W a distance of 495.99 feet to the POINT OF BEGINNING and containing 11.45 acres of land in Hays County, Texas.

Bearings shown hereon are based on the Texas Coordinate System, South Central Zone (4204), NAD 83.

Surveyed this the 25th day of October, 2017.

Reference survey of said 11.45 tract of land prepared this same date.



Mark F. Conlan  
Registered Professional Land Surveyor No. 6342



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\17-0889 - 11.45 ac, Cut Out\W Haggard Srvy 11.45aa MB\_7500 Creek Rd.docx