

Clinton P. Rippy  
Registered Public Surveyor  
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Austin, Texas

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FIELD NOTES of a 300.04 acre tract of land, out of and part of the south C. & M. Railroad Company Survey No.1, situated in Hays County, Texas, said 300.04 acre tract being a portion of a 3,169.5 acre tract of land conveyed by W. F. Dutton and wife to R. M. Cotten by deed recorded in Volume 111, at Page 147 of the said Hays County Deed Records, being more particularly described as being out of and part of that certain 1,100 acre tract of land conveyed by C. A. Barnett of Burnet County to R. Burnell Bennett of record in Volume ~~109~~ 1204 at Page ~~9-22~~ 346 of the Hays County, Texas Deed Records, said 300.04 acre tract being more fully described by metes and bounds as follows;

BEGINNING at an Iron Pipe found at a fence corner, in the South line of the above mentioned 3,169.5 acre Cotten ranch, said Iron Pipe and fence corner being the Southwest corner of the above said 1,100 acre tract and being the southwest corner of the tract herein described;

THENCE with the fence along the west line of said 1.100 acre tract, same being the west line of the tract herein described the following nine (9) courses,

1. NORTH 1,338.6 feet to a Steel Pin set at a fence corner;
2. N 18°- 52' W 283.8 feet to a steel pin set at a fence corner;
3. N 13°- 27' E 396.6 feet to a steel pin set at a fence corner;
4. NORTH 608.0 feet to a steel pin set at a fence corner;
5. N 08°- 52' W 486.0 feet to a steel pin set at a fence corner;
6. N 14°- 12' W 157.8 feet to a steel pin set at the base of a 12"

Live Oak Tree;

7. N 38°- 24' E 55.5 feet to a steel pin set at the base of a 12"

Scyamore Tree on the west bank of a creek;

8. N 51°- 50' E 103.5 feet to a steel pin set at a fence corner;
9. NORTH 98.6 feet to a steel pin set in the fence for the Northwest corner of the tract herein described;

THENCE leaving the fence S 89°- 36' E 3,802.5 feet to a steel pin set in the fence for the Northeast corner of this tract, said point being in the east line of the ~~above~~ said 1,100 acre tract, same line being the west line of the Douglas M<sup>c</sup>Gregor tract and being in the west line of the Wm. R. Redding Survey No. 7, from which point the northwest corner of said Wm. R. Redding Survey bears North 583.0 feet;

THENCE with the fence along the east line of the above said 1,100 acre tract, same line being the west line of the McGregor Tract, and being also the west line of the Wm. R. Redding Survey No. 7 as fenced and used upon the ground, SOUTH 3,393.5 feet to a steel pin set at a fence corner for the Southeast corner of this tract, said corner being also the southeast corner of the above said 1,100 acre tract;

Cont'd

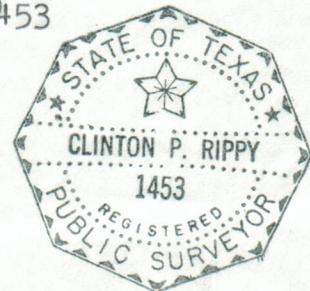


THENCE with the fence along the south line of the above said 1,100 acre tract, same line being the south line of this tract the following six (6) courses,

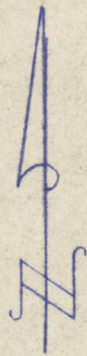
1. S 89°- 29' W 447.8 feet to a steel pin set for a bend in the fence;
2. S 89°- 21' W 298.9 feet to a steel pinn set for a bend in the fence;
3. N 89°- 47' W 438.1 feet to a steel pin set for a bend in the fence;
4. S 89°- 43' W 1,277.3 feet to a steel pin set for a bend in the fence;
5. S 89°- 39' W 453.1 feet to a steel pin set for a bend in the fence;
6. S 89°- 41' W 890.0 feet to the place of beginning, containing 300.04 acres of land more or less.

I hereby certify that the foregoing notes represents the results of a survey made on the ground by me, they are true and correct to the best of my ability, this the 1st. day of May 1968.

*Clinton P. Rippy*  
Clinton P. Rippy  
Registered Public Surveyor  
#1453







Scale: 1" = 500'

NORTH WEST CORNER OF THE  
WM. B. REDDING SURVEY #7  
ALSO - A NORTH WEST CORNER  
OF THE DOUGLAS MCGREGOR  
TRACT

N 14° 12' W 157.8  
N 38° 24' E 55.5

N 8° 52' W 486.0

N 18° 52' W 1183.8  
N 13° 27' E 396.6

NORTH

NORTH

NORTH 1338.6  
1145.4

SOUTH WEST CORNER  
OF 1,100 ACRE TRACT

S 89° 36' E

3802.5

7.6"

Couch

300.04 AC

Davis

100 AC. LINE

Davis

583.0

SOUTH 3393.50

1123.4

890.0

S 89° 41' W

453.1

S 89° 39' W

1277.3

S 89° 43' W

7.6"

438.1

N 89° 47' W

298.9

S 89° 21' W

447.8

S 89° 29' W