

HAYS COUNTY LAND SURVEYING

P. O. Box 991, Wimberley, Texas 78676

Phone (512) 847-3827

Fax (512) 847-1432

**9.96 ACRES
GRANVILLE MILLS
SURVEY NO. 115
ABSTRACT NO. 302
HAYS COUNTY, TEXAS**

A DESCRIPTION OF A 9.96 ACRE TRACT OF LAND, OUT OF THE GRANVILLE MILLS SURVEY NO. 115, ABSTRACT NO. 302, HAYS COUNTY, TEXAS, BEING ALL OF A CALLED 10.00 ACRE TRACT OF LAND, KNOWN AS TRACT 5, DESCRIBED IN VOLUME 483, PAGE 484, REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron rod found for the southeast corner of a called 10.00 acre tract of land, known as Tract 4, described in Volume 483, Page 488, Real Property Records of Hays County, Texas, same being a point the west line of a remainder portion of a called 447.51 acre tract of land described in Volume 122, Page 517, Deed Records of Hays County, Texas, and also being the northeast corner and **POINT OF BEGINNING** of the tract herein described;

THENCE, S 50°18'15" E, (Record Bearing Same) with the west line of remainder tract, **a distance of 605.96 feet** to a ½ inch iron rod found for the northeast corner of a called 10.00 acre tract of land, known as Tract 6, described in Volume 483, Page, 486, Real Property Records of Hays County, Texas, same being the southeast corner of the tract herein described;

THENCE S 67°06'30" W, with the north line of said Tract 6, **a distance of 823.67 feet**, to a ½ inch iron rod found for a point on the north line of Hays County Road No. 244, having a called 50 foot wide right of way, same being the northwest corner of said Tract 6 and an ell corner of the tract herein described;

THENCE N 63°25'00" W, with the north line of said County Road 244, **a distance of 137.12 feet**, to a ½ inch iron rod found for a point on the east line of a called 303.84 acre tract of land described in Volume 1279, Page 667, Official Public Records of Hays County, Texas, same being the southwesterly most corner of the tract herein described;

THENCE with the east line of said 303.84 acre tract, and generally along a wire fence near the south top bank of Dry Cypress Creek, the following six (6) courses and distances,

- 1) N 03°28'24" W, a distance of 44.37 feet**, to a ½ inch iron rod found,
- 2) N 08°49'52" W**, passing a ½ inch iron pipe found at a distance of 12.60 feet, in all, **a distance of 28.54 feet**, to a ½ inch iron rod found,

- 3) N 20°47'19" W, a distance of 147.16 feet, to a ½ inch iron rod found,
- 4) N 33°00'36" W, a distance of 103.47 feet, to a ½ inch iron pipe found,
- 5) N 09°14'21" W, a distance of 194.53 feet, to a ½ inch iron rod found, and
- 6) N 02°55'47" W, a distance of 33.19 feet, to a cotton spindle found for the southwest corner of the aforementioned Tract 4, same being the northwest corner of the tract herein described;

THENCE N 77°34'57" E, with the north line of said Tract 5, a distance of 577.45 feet, to the POINT OF BEGINNING containing 9.96 acres of land.



Daniel R. (Rocky) Edwards
Registered Professional Land Surveyor
State of Texas No. 5472

4/2/12
Date