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TBPE&LS FIRM #10194135

## **FIELD NOTE DESCRIPTION OF A 20.30 ACRE TRACT OF LAND**

Being a **20.30 acre** tract of land situated in the Mima Wilson Survey No. 917, Abstract No. 632, Hays County, Texas and being out of a called 105.55 acre tract of land recorded in Volume 1516, Page 555, Official Public Records, Hays County, Texas and described in Volume 286, Page 241, Deed Records, Hays County, Texas, said **20.30 acre** tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a point in a cattle guard in the approximate centerline of Old Red Ranch Road a called 50' road (Description not found. Status unknown.) referenced in Volume 286, Page 241, Deed Records, Hays County, Texas, for the northwest corner of a called 25.0 acre tract of land recorded in Document No. 20016251, Official Public Records, Hays County, Texas and described in Volume 1169, Page 35, Official Public Records, Hays County, Texas, the northeast corner of an apparent remainder of a called 240 acre tract of land recorded in Volume 142, Page 168, Deed Records, Hays County, Texas, the southeast corner of a called 21.00 acre tract of land recorded in Volume 4671, Page 405, Official Public Records, Hays County, Texas, the southwest corner of the above referenced 105.55 acre tract, and southwest corner of the herein described tract;

**THENCE** with the approximate centerline of Old Red Ranch Road, being east lines of said 21.00 acre tract, and west lines of said 105.55 acre tract the following courses and distances:

**N 02°02' 47" E**, a distance of **269.63'** to a 1/2" iron rod found;

and **N 16°08' 21" W**, a distance of **357.56'** to a 1/2" iron rod set for the northwest corner of the herein described tract;

**THENCE** severing said 105.55 acre tract, **S 89°16' 26" E**, at 26.12' a 1/2" iron rod and continuing a total distance of **1539.97'** to an 8" cedar fence post found for the northwest corner of Lot 30, Glenn H. Kothmann Properties Subdivision recorded in Volume 2, Pages 4-6, Plat Records, Hays County, Texas, an interior corner of said 105.55 acre tract, and the northeast corner of the herein described tract;

**THENCE** with west lines of said Lot 30 and east lines of said 105.55 acre tract the following courses and distances:

**S 00°58' 57" W**, a distance of **87.14'** to a 4" cedar fence post found;

and **S 01°13' 24" E**, a distance of **299.67'** to a nail with a washer found for the southwest corner of said Lot 30 and the northwest corner of Lot 29 of said Glenn H. Kothmann Properties Subdivision,;

**THENCE** with west lines of said Lot 29 and east lines of said 105.55 acre tract, the following courses and distances:

**S 00°51' 59" E**, a distance of **103.56'** to a nail with a washer found;

and **S 00°58' 54" E**, a distance of **95.15'** to a mag nail found in the top of a fence post in a north line of the aforementioned 25.0 acre tract, for the westernmost southwest corner of said Lot 29, the southernmost southeast corner of said 105.55 acre tract, and the southeast corner of the herein described tract;

**THENCE** along north lines of said 25.0 acre tract and along south lines of said 105.55 acre tract, generally along a fence, the following courses and distances:

**S 88°51' 40" W**, a distance of **179.97'** to a 2"x2" wood fence post found;

**S 89°36' 23" W**, a distance of **216.16'** to a 2"x2" wood fence post found;

**S 89°57' 19" W**, a distance of **490.22'** to a 6"x4" wood fence post found;

**N 88°20' 37" W**, a distance of **32.24'** to a 6"x4" wood fence post found;

**S 89°10' 06" W**, a distance of **201.08'** to a 6"x4" wood fence post found;

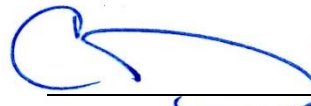
**S 89°29' 34" W**, a distance of **73.63'** to a 6"x4" wood fence post found;

and **N 89°58' 54" W**, at 253.51' a 1/2" iron rod found and continuing a total distance of **264.97'** to the **POINT OF BEGINNING** containing **20.30 acres** of land.

Notes:

1. Basis of Bearing: Texas State Plane Coordinate System, South Central Zone, NAD83
2. A survey plat was prepared by separate document.
3. 1/2" iron rods set with a yellow "WCR" plastic cap.



 03/06/2023  
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