

HAYES SURVEYING LLC

202 SUNFLOWER DRIVE
KYLE, TEXAS 78640
512-738-0511

METES & BOUNDS DESCRIPTION FOR 14.538 ACRES OF LAND

A tract of land containing 14.538 acres out of and part of the A. Schumacher Survey No. 218, Abstract No. 701 in Hays County, Texas, and being out of and part of a called 34.738 acre tract as conveyed in January of 2022 by a General Warranty Deed to Tomasz and Gouri Johannsen as recorded and described in Document # 22000537 of the Official Public Records of Hays County, said 10.100 acres being more particularly described as follows;

COMMENCING at an iron rod with a cap found in the north right-of-way of F. M. # 32 for the southeast corner of the parent 34.738 acre tract and the southwest corner of the Massey Tract as described in Volume 1171, Page 869 of the Official Public Records of Hays County;

THENCE N 88° 41' 34" W, along the right-of-way, a distance of 80.00 feet to an iron rod with a cap set for the southeast corner of this tract and the POINT OF BEGINNING;

THENCE N 88° 41' 34" W, along the right-of-way, a distance of 728.66 feet to an iron rod with a cap set for the southwest corner of this tract, from which for reference a 60D nail in the southside of an 8" wood fence post for the southwest corner of the 34.738 acre tract bears N 88° 41' 34" W, a distance of 80.00 feet;

THENCE N 07° 19' 22" W, leaving the right-of-way, a distance of 717.48 feet to an iron rod with a cap set for an exterior ell corner of this tract;

THENCE N 18° 19' 46" E, a distance of 79.00 feet to an iron rod with a cap set for the northwest corner of this tract;

THENCE N 86° 52' 03" E, a distance of 792.80 feet to an iron rod with a cap set for the northeast corner of this tract;

THENCE S 00° 13' 51" E, a distance of 846.25 feet to the POINT OF BEGINNING, containing 14.538 acres.

All bearings and distances are based upon Texas State Plane Coordinate System, Texas South Central Zone, NAD 1983 datum.

This is to certify that this description of land represents an actual survey made on the ground under my supervision in September of 2022. Only those documents with a red surveyor's signature and an accompanying red surveyor's seal shall be deemed reliable and authentic. Reference the sketch marked File # FM3211.



Ronald D. Hayes, Registered Professional Land Surveyor, No. 5703

