

County: Hays
Project: Mt. Sharp Road
M.S.G. No.: 211337
Job Number: 4319-BDY

FIELD NOTES FOR A 23.257 ACRE TRACT

Being a 23.257 acre (1,013,089 square feet) tract of land located in the Polly Mayes Survey, Abstract Number (No.) 558 in Hays County, Texas; said 23.257 acre tract being the residue of a called 43.25 acre tract recorded in the name of Robert Bruce Mauldin, remainder tenant in Hays County Clerk File (H.C.C.F.) No. 2011-11002576; said 23.257 acre tract being more particularly described by metes and bounds as follows (all bearings are based on the Texas Coordinate System of 1983 (NAD83), South Central Zone, per GPS Observations):

BEGINNING at a 1/2-inch iron rod found on the north Right-of-Way (R.O.W.) line of Mount Sharp Road (also known as County Road No. 220, no record document found) for the southeast corner of a called 2.32 acre tract recorded in the name of Ewing Rae, LLC in H.C.C.F. No. 1726717, being the southeast corner of a 50-foot wide Roadway Easement (Renshaw Lane also known as Fawn Drive) recorded in Volume (Vol.) 478, Page (Pg.) 439, Hays County Deed Records (H.C.D.R.), marking the southwest corner of said 43.25 acre tract and the herein described tract;

Thence, along the line common to said 43.25 acre tract, said 2.32 acre tract, a called 3.17 acre tract recorded in the name of Chase Hill Philmon and Courtney Michelle Philmon H.C.C.F. No. 20019165 and a called 3.98 acre tract recorded in the name of Nancy Harris in Vol. 1462, Pg. 598, H.C.D.R., North 00 degrees 27 minutes 01 seconds West, at a distance of 664.22 feet passing a 5/8-inch iron rod with a cap stamped "Pro-Tech" found at the southeast corner of a said 3.98 acre tract, continuing for a total distance of 911.02 feet to a 5/8-inch iron rod with a cap stamped "Pro-Tech" found at an easterly angle point of said 3.98 acre tract and a westerly angle point of said 43.25 acre tract and the herein described tract;

Thence, along the line common to said 43.25 acre tract, said 3.98 acre tract and a called 100.00 acre tract recorded in the name of William B. Dunn and wife, Peta M. Dunn in Vol. 1072, Pg. 228, H.C.D.R., North 00 degrees 23 minutes 41 seconds West, at a distance of 455.35 feet passing a 1/2-inch iron pipe found at the northeast corner of said 3.98 acre tract and southeast corner of said 100.00 acre tract, continuing for a total distance of 494.19 feet to a 1/2-inch iron rod found at the southwest corner of a called 14.89 acre tract recorded in the name of James B. Gillock in Vol. 1174, Pg. 875, H.C.D.R. and marking the northwest corner of said 43.25 acre tract and the herein described tract;

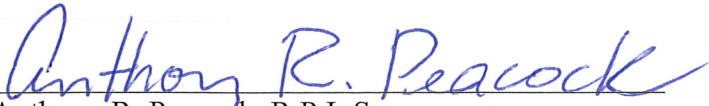
Thence, along the line common to said 43.25 acre tract and said 14.89 acre tract, North 89 degrees 43 minutes 32 seconds East, a distance of 595.48 feet to a 3/4-inch iron rod found at southeast corner of said 14.89 acre tract, being the southwest corner of a called 10.280 acre tract recorded in the name of William W. McMullen and Mary A. McMullen in H.C.C.F. No. 2010-10031244, for the northwest corner of a called 20.035 acre tract recorded in the name of William McMullen and Mary A. McMullen in H.C.C.F. No. 2011-11011436 and marking a northeasterly corner of the herein described tract;

Thence, along the westerly lines of said 20.035 acre tract and through and across said 43.25 acre tract, following five (5) courses:

1. South 00 degrees 19 minutes 47 seconds East, a distance of 170.00 feet to a 1/2-inch iron rod with a cap stamped "Driftwood" found at an interior corner of herein described tract;
2. North 89 degrees 40 minutes 30 seconds East, a distance of 240.00 feet to a 1/2-inch iron rod with a cap stamped "Driftwood" found at an easterly corner of the herein described tract;
3. South 00 degrees 19 minutes 30 seconds East, a distance of 505.00 feet to a 1/2-inch iron rod with a cap stamped "Driftwood" found at an easterly corner of the herein described tract;
4. South 89 degrees 40 minutes 30 seconds West, a distance of 155.00 feet to a 1/2-inch iron rod with a cap stamped "Driftwood" found at an interior corner of the herein described tract;
5. South 00 degrees 19 minutes 30 seconds East, a distance of 714.46 feet to a 1/2-inch iron rod with a cap stamped "Driftwood" found on the north R.O.W. line of said Mount Sharp Road, being the southwest corner of said 20.035 acre tract, marking the southeast corner of herein described tract;

Thence, along the line common to the north R.O.W. line of said Mount Sharp Road and said 43.25 acre tract, South 88 degrees 23 minutes 19 seconds West, a distance of 678.07 feet to the **POINT OF BEGINNING** and containing 23.257 acres (1,013,089 square feet) of land.

A Land Title Survey of the surveyed tract has been prepared by Miller Survey Group and accompanies this description.


Anthony R. Peacock, R.P.L.S.
Texas Registration No. 5047



Miller Survey Group
Texas Firm Reg. No. 10047100
Phone: (713) 413-1900
M&B No. 211337
DWG No. 4319-BDY
Date: November 8, 2021