



410 N. Seguin Ave.
New Braunfels, TX 78130
HMTNB.COM
830.625.8555 • FAX: 830.625.8556
TBPE FIRM F-10961

METES AND BOUNDS DESCRIPTION
FOR A
53.72 ACRE TRACT OF LAND

Being a 53.72 acre tract of land out of the Thomas B. Lee Survey No. 430, Abstract No. 500, Travis County, Texas, and Abstract No. 293, Hays County, Texas and being a called 53.728 acre tract of land described in Volume 1422, Page 817, Deed Records, Hays County, Texas and Volume 13220, Page 2461, Official Public Records, Travis County, said 53.72 acre tract of land being more particularly described as follows:

BEGINNING at a 1/2" iron pin found for the Easterly corner of the herein described tract and being the Northerly corner of a called 64.727 acre tract described in Volume 979, Page 180-182 of the Deed Records, Hays County, also being in the Southwesterly right-of-way line of Hamilton Pool Road (Hammit's Crossing Road, County Road 3238);

THENCE along the Northwestern line of the said 64.727 acre tract and fence S 39°29'39" W a distance of 2056.49 feet to a 1/2 inch iron pin found for the Westerly corner of the said 64.727 acre tract, said iron pin also being in the Northeasterly line of Lot 1C, J.M.J. Subdivision, plat of which is recorded in Volume 11, Page 392 of the Map and Plat Records, Hays County, Texas and the Southerly corner of herein described tract;

THENCE along the Northeasterly line of said Lot 1C acre tract and the Southwesterly line of the herein described tract, the following five (5) calls:

1. N 49°30'39" W a distance of 702.67 feet to a concrete monument with a 60d Nail found for an angle point;
2. N 51°20'46" W a distance of 207.18 feet to a concrete monument with a 60d Nail found for an angle point;
3. N 48°18'20" W a distance of 103.43 feet to a concrete monument with a 60d Nail found for an angle point;
4. N 48°12'42" W a distance of 136.04 feet to a concrete monument with a 60d Nail found for an angle point;
5. N 60°04'26" W a distance of 4.37 feet to a 20-inch Live Oak Tree in the Northeasterly line of said Lot 1C and the Southeasterly corner of a called 14.85 acre tract described in Document No. 2002213632 of the Official Public Records, Travis County, Texas and the Westerly line of the herein described tract;

THENCE along the Northwesterly line of the herein described tract and fence N 39°43'16" E a distance of 2014.93 feet to a 1/2 inch iron pin with cap stamped "HMT" set for the Northerly of corner of the herein described tract and being in the Southwesterly right-of-way line of said Hamilton Pool Road, from which a concrete monument with a 60d Nail found bears N 33°17'59" E a distance of 7.06 feet;

THENCE along the Southwesterly right-of-way line of said Hamilton Pool Road and the Northeasterly line of the herein described tract, S 51°41'32" E a distance of 1145.58 feet to the POINT OF BEGINNING and containing 53.72 acres of land in Travis County and Hays County, Texas.

Bearings shown hereon are based on the Texas Coordinate System, South Central Zone (4204), NAD 83.

Surveyed this the 25th day of September, 2013.

Reference survey of said 53.72 acre tract of land prepared this same date.



Douglas B. Cottle
Registered Professional Land Surveyor No. 6149

S:\Projects\Title Survey\Lec, Thomas B\53.728ac\13-776 53.72.doc

