



**EAGLE
LAND
SURVEYING**

P.O Box 2264 Wimberley, Texas 78676 (512) 847-1079 Fax: (512) 847-8522

March 25, 2026

FIELD NOTES DESCRIBING 0.4204 ACRES OF LAND, MORE OR LESS, BEING ALL OF LOT 5 (0.430 ACRES), RANDALL MORRIS SUBDIVISION, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 11, PAGE 17, PLAT RECORDS OF HAYS COUNTY, TEXAS, **LESS AND EXCEPT** THAT 0.0104 ACRE PORTION OF SAID LOT 5, AS CONVEYED TO HAYS COUNTY, AS RECORDED IN DOCUMENT #21030382, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID 0.4204 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING at a cotton spindle set in asphalt, on the East right-of-way line of FARM TO MARKET ROAD 3237 (F.M. 3237), at the Westerly, Southwest corner of said Lot 5, being the Northwest corner of Lot 1R, AMENDED PLAT OF LOTS 1 & 2, RANDALL MORRIS SUBDIVISION, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 17, Page 227, Plat Records of Hays County, Texas, for the POINT OF BEGINNING for this description;

THENCE, **N 10°19'42" E**, with the East right-of-way line of F.M. 3237, being the West line of the herein described Lot 5, a distance of **16.89 feet** to a ½" iron pin set with a red plastic cap marked EAGLE SURVEYING, said point being the previous location of a concrete highway monument according to the recorded Plat, being a slight angle point in the East right-of-way line and the West line of the herein described 0.4204 acres;

THENCE, **N 16°40'16" E**, continuing with the East right-of-way line of F.M. 3237, the West line of the herein described Lot 5, a distance of **19.88 feet** to a drill hole set in the corner of a concrete sidewalk, for the Northwest corner of the herein described 0.4204 acres, being the Southwest corner of Lot 3 of this same subdivision;

THENCE, **N 86°50'33" E**, leaving the East right-of-way line of F.M. 3237, with the South line of Lot 3, a distance of **91.54 feet** to a ½" iron pin set with a red plastic cap marked EAGLE SURVEYING, being at a point of curvature for a curve to the right;

THENCE, continuing with the South line of Lot 3, along a curve to the right, having a central angle of 47°47'00", a radius of 42.32 feet, an arc length of 35.29 feet and a chord that bears **N 76°46'14" E**, a distance of **34.28 feet** to a drill hole set in a concrete sidewalk;

THENCE, **N 10°09'03" E**, continuing with the South line of Lot 3, along a concrete sidewalk, a distance of **20.00 feet** to a drill hole set in said concrete sidewalk, for the beginning of a curve to the right;

THENCE, continuing with the South line of Lot 3, along a curve to the right, having a central angle of 54°27'33", a radius of 62.32 feet, an arc length of 59.24 feet and a chord that bears **S 52°06'23" E**, a distance of **57.03 feet** to a ½" iron pin set with a red plastic cap marked EAGLE SURVEYING, being at the common South corner of Lot 3 and Lot 4 of this subdivision;

THENCE, with the West line of Lot 4, along a curve to the right, having a central angle of 68°17'28", a radius of 62.32 feet, an arc length of 74.28 feet and a chord that bears **S 09°07'19" W**, a distance of **69.96 feet** to a ½" iron pin found with an aluminum cap;



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THENCE, **S 14°17'49" E**, continuing with the West line of Lot 4, a distance of **53.39 feet** to a ½" iron pin set with a red plastic cap marked EAGLE SURVEYING, being a point of curvature for a curve to the right;

THENCE, continuing with the West line of Lot 4, along a curve to the right, having a central angle of 39°21'41", a radius of 90.00 feet, an arc length of 61.83 feet and a chord that bears **S 05°29'42" W**, a distance of **60.62 feet** to a ½" iron pin set with a red plastic cap marked EAGLE SURVEYING;

THENCE, **N 65°44'30" W**, continuing with the West line of Lot 4, a distance of **20.03 feet** to a ½" iron pin found with an aluminum cap;

THENCE, continuing with the West line of Lot 4, along a curve to the right, having a central angle of 24°12'10", a radius of 70.00 feet, an arc length of 29.57 feet and a chord that bears **S 37°10'17" W**, a distance of **29.35 feet** to a cotton spindle with a washer found in asphalt;

THENCE, **S 47°41'38" E**, continuing with the West line of Lot 4, a distance of **18.01 feet** to a ½" iron pin found with an aluminum cap;

THENCE, **S 41°59'29" W**, continuing with the West line of Lot 4, a distance of **29.95 feet** to a ½" iron pin found with an aluminum cap, being a point of curvature for a curve to the left;

THENCE, continuing with the West line of Lot 4, along a curve to the left, having a central angle of 32°38'23", a radius of 25.00 feet, an arc length of 14.24 feet and a chord that bears **S 25°39'51" W**, a distance of **14.05 feet** to a ½" iron pin found with an aluminum cap for a point of tangency;

THENCE, **S 10°37'17" W**, continuing with the West line of Lot 4, a distance of **5.68 feet** to a ½" iron pin found with an aluminum cap;

THENCE, **N 80°38'23" W**, continuing with the West line of Lot 4, a distance of **17.73 feet** to a cotton spindle with a washer found in asphalt;

THENCE, **S 08°56'17" W**, continuing with the West line of Lot 4, a distance of **34.37 feet** to a ½" iron pin set with a red plastic cap marked EAGLE SURVEYING, being on the North right-of-way line of Ranch Road 12 (RR 12), said point being the Northeast corner of the afore mentioned 0.0104 acre tract conveyed to Hays County;

THENCE, **N 70°38'38" W**, with the North line of the 0.0104 acre tract, being the North right-of-way line of RR 12, a distance of **32.56 feet** to ½" iron pin set with a red plastic cap marked EAGLE SURVEYING, being the Northwest corner of the 0.0104 acre tract, and being the Northeast corner of a tract called 0.0338 acres, as recorded in Document #21046097, Official Public Records Of Hays County, Texas, and being the current Southeast corner of the afore mentioned Lot 1R;

THENCE, **N 09°04'52" E**, leaving the North right-of-way line of RR 12, with the East line of Lot 1R. a distance of **35.28 feet** to ½" iron pin found with an aluminum cap, at a point of curvature for a curve to the right;

THENCE, continuing with the East line of Lot 1R, along a curve to the right, having a central angle of 35°35'17", a radius of 42.00 feet, an arc length of 26.09 feet and a chord that bears **N 26°49'36" E**, a distance of **25.67 feet** to a ½" iron pin found with an aluminum cap;



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THENCE, **N 44°42'56" W**, continuing with the East line of Lot 1R, a distance of **19.95 feet** to a ½" iron pin found with an aluminum cap;

THENCE, **N 43°43'49" E**, continuing with the East line of Lot 1R, a distance of **48.57 feet** to a ½" iron pin found with an aluminum cap, passing at 13.55 feet, a ½" iron pin found with an aluminum cap;

THENCE, **S 46°13'53" E**, continuing with the East line of Lot 1R, a distance of **32.93 feet** to a cotton spindle with a washer found in asphalt, at the beginning of a curve to the left;

THENCE, continuing with the East line of Lot 1R, along a curve to the left, having a central angle of 61°30'11", a radius of 57.00 feet, an arc length of 61.19 feet and a chord that bears **N 16°37'28" E**, a distance of **58.29 feet** to a cotton spindle with a washer found in asphalt, at a point of tangency;

THENCE, **N 14°19'38" W**, continuing with the East line of Lot 1R, a distance of **107.41 feet** to a ½" iron pin found with an aluminum cap, near the base of an Oak tree;

THENCE, **S 86°19'16" W**, with the North line of Lot 1R, a distance of **126.08 feet** to the POINT OF BEGINNING, containing 0.4204 acres of land, more or less. These field notes accompany a survey plat, job number 26-004, by Eagle Land Surveying, dated March 25, 2026.

Clyde Barroso, R.P.L.S. #5404, State of Texas, Firm #10079300

