

ABRAM DASHNER, RPLS, LLC

TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR 5901

TBPLS FIRM NO. 10194420

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51.507 ACRES
T. R. JACKSON SURV. NO. 25, A-9
HAYS COUNTY, TX

FILE NO. 2022.168
PROJECT: 134-11
DATE: 08/17/2022

DESCRIPTION

51.507 ACRES OUT OF THE THOMAS R. JACKSON SURVEY NO. 25, ABSTRACT NO. 9, SITUATED IN HAYS COUNTY, TEXAS, BEING THAT CERTAIN 24.00 ACRE TRACT CONVEYED TO REED C. BURNS BY DEED OF RECORD IN DOCUMENT NO. 20000375, THAT CERTAIN 15.0 ACRE TRACT CONVEYED TO REED C. BURNS BY DEED OF RECORD IN VOLUME 1895, PAGE 764, AND THAT CERTAIN 12.50 ACRE TRACT CONVEYED TO REED C. BURNS BY DEED OF RECORD IN DOCUMENT NO. 20000378, ALL OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 51.507 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a TXDOT Type I monument found in the curving southwest right-of-way line of FM 150 (r.o.w. varies), being the most northerly northeast corner of that certain 10.001 acre tract conveyed to James E. Ragsdale, Jr., by Deed of record in Volume 2090, Page 516, of said Official Public Records, for the southeasterly corner of said 15.0 acre tract and hereof;

THENCE, S88°43'15"W, leaving said southwest right-of-way line, along the north line of said 10.001 acre tract, being the south line of said 15.0 acre tract, a distance of 1403.60 feet to a 1/2-inch iron rod found at the northeast corner of that certain 150.00 acre tract conveyed to Alfredalbert, LLC, by Deed of record in Document No. 13001987, of said Official Public Records, being the northwest corner of said 10.001 acre tract, also being the southeast corner of said 12.50 acre tract, also being the southwest corner of said 15.0 acre tract, for an angle point;

THENCE, S81°51'08"W, along the north line of said 150.00 acre tract, being the south line of said 12.50 acre tract, a distance of 306.57 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the southeast corner of that certain 18.01 acre tract conveyed to Cuncashca, LLC, by Deed of record in Document No. 20000362, of said Official Public Records, for the southwesterly corner of said 12.50 acre tract and hereof;

THENCE, along the east line of said 18.01 acre tract, being the west line of said 12.50 acre tract, the following four (4) courses and distances:

1. N01°18'35"W, a distance of 763.83 feet to a 1/2-inch iron rod found, for an angle point;
2. N21°20'37"E, a distance of 696.42 feet to a 1/2-inch iron rod found, for an angle point;

3. N28°06'11"E, a distance of 271.88 feet to a 1/2-inch iron rod found, for an angle point;
4. N52°58'27"E, a distance of 610.53 feet to a 1/2-inch iron rod found in said southwest right-of-way line of FM 150, being the most easterly corner of said 18.01 acre tract, for the most northerly corner of said 12.50 acre tract and hereof;

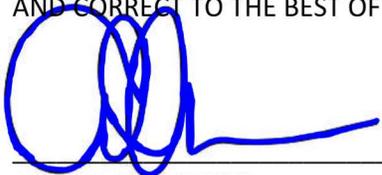
THENCE, S47°30'59"E, along said southwest right-of-way line, in part along the northeast line of said 12.50 acre tract and in part along the northeast line of said 24.00 acre tract, a distance of 604.07 feet to a TXDOT Type I monument found at the most easterly northeast corner of said 24.00 acre tract, for most easterly northeast corner hereof;

THENCE, S03°32'14"E, along said southwest right-of-way line of FM 150, being the east line of said 24.00 acre tract, a distance of 895.74 feet to a TXDOT Type I monument found at the point of curvature of a curve to the left;

THENCE, continuing along said southwest right-of-way line, in part along the east line of said 24.00 acre tract and in part along the east line of said 15.0 acre tract, along said curve, having a radius of 858.52 feet, a central angle of 50°37'45", an arc length of 758.63 feet and a chord which bears S28°52'04"E, a distance of 734.19 feet to the **POINT OF BEGINNING**, and containing 51.507 acres (2,243,635 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2011), SOUTH CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BASED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF AUGUST, 2022, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.



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