

NOTE : THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.

RECORD INFORMATION WAS OBTAINED FROM THE HAYS COUNTY CLERK'S OFFICE AND THE HAYS COUNTY CENTRAL APPRAISAL DISTRICT OFFICE AND IS SHOWN IN PARENTHESIS.

INDEPENDENCE TITLE GF No. 2171633-BUD

Elisandro Leos Surveying  
 800 Peaceful Valley Road  
 Kyle, TX 78640-4422  
 512-295-3197  
 Cell: 512-567-4349  
 eleassurveying@hotmail.com  
 Firm Registration #10022900

I, Elisandro Leos, do hereby certify that the above plat represents a survey made on the ground, by me, and shows the facts as found at the time of the survey, that there are no visible and or apparent encroachments or easements other than shown. This survey is NULL AND VOID without the original signature, in blue ink, and impression seal.

*Elisandro Leos*  
 Elisandro Leos - R.P.L.S. 3959



**SURVEY PLAT**

OF

A 0.31 ACRE (0.31 AC.) TRACT OR PARCEL OF LAND SITUATED IN THE Z. HINTON SURVEY NUMBER 12, ABSTRACT NUMBER 220 HAYS COUNTY, TEXAS. BEING POORLY DESCRIBED IN A DEED OF RECORD IN VOLUME 184, PAGE 18 HAYS COUNTY DEED RECORDS DATED OCTOBER 18, 1960. BEING TRACT 3 IN DEED NUMBER 21058357.

IN THE CITY OF KYLE, HAYS COUNTY, TEXAS  
 SURVEYED : DECEMBER 1, 2021  
 SURVEYED FOR : JACOB CAMPBELL  
 TITLE COMPANY : INDEPENDENCE TITLE  
 GF No. 2171633-BUD  
 ADDRESS : 411 W. THIRD STREET  
 SCALE : 1" = 50 FEET

**ELISANDRO LEOS SURVEYING**

800 Peaceful Valley Rd.  
Kyle, TX 78640-4422  
512-295-3197, Cell 512-567-4349  
[leossurveying@hotmail.com](mailto:leossurveying@hotmail.com)  
Firm Registration #10022900

**FIELD NOTES**  
OF A 0.31 ACRE TRACT OF LAND

Being all that certain 0.31 acre tract or parcel of land, (0.31 AC.), situated in the Z. Hinton Survey Number 12, Abstract 220 in Hays County, Texas. Being the same tract of land poorly described in a deed of record in Volume 184, Page 18 Hays County Deed Records (H.C.D.R.) bound on three sides by a tract of land now owned by Petra Ann Landry and Randy Graef et al of record in Volume 893, Page 362 Hays County Official Public Records (H.C.O.P.R.). The only deed that has field notes locating the subject 0.31 acre tract is of record in Volume 203, Page 573 dated August 26, 1964 describing a 41 acre tract. Said 0.31 acre tract title is vested in Deed Number 21058357 H.C.O.P.R. in the City of Kyle, and is more particularly described as follows:

BEGINNING at a found old 6.4" cedar fence corner post in the southwest line of W. Third Street, width unknown, for the north corner of this tract and an ell corner of said 41 acre tract, from which a found old 10" fence corner post for its north corner bears N 46° 19' 00" W 391.37 feet (S 46° 19' E 391.2'). This line was used as the Bearing Basis, a reference set 5/8" iron rod with cap "ELISANDRO LEOS RPLS 3959" bears S 46° 25' 55" E 1.00 ft.;


THENCE, S 41° 58' 00" W (S 41° 58' W 140.5'), with a southeast line generally along a fence a distance of 140.50 feet to a set 5/8" iron rod with cap "ELISANDRO LEOS RPLS 3959" near an old fence post out of the ground for an interior corner of said 41 acre tract and the west corner of this tract;

THENCE, S 42° 09' 01" E (S 39° 44' E 87.8'), with a northeast line of said 41 acre tract a distance of 86.13 feet to a found 7" old fence corner post for another interior corner of said tract and the south corner of this tract, a reference set 5/8" iron rod with cap "ELISANDRO LEOS RPLS 3959" bears N 42° 09' 01" W 1.00 ft.;

THENCE, N 49° 17' 42" E (N 50° 12' E 149.9'), with another line of said 41 acre tract and generally with fence a distance of 147.61 feet to a found old 8.3" cedar fence corner post for an ell corner of said 41 acre tract and the east corner of this tract in the said line of W. Third Street, a reference set 5/8" iron rod with cap "ELISANDRO LEOS RPLS 3959" bears N 46° 25' 55" W 1.00 ft.;

THENCE, N 46° 25' 55" W (NORTH 100'), with the said line of W. Third Street a distance of 104.55 feet to The Place of Beginning and containing 0.31 acre of land.

These Field Notes were prepared as a result of a survey made on the ground, by me, on December 1, 2021 and are accompanied by a survey plat, which is made a part hereof. Record information was obtained from the Hays County Clerk's Office and the Hays County Central Appraisal District Office and is shown in parenthesis.

  
ELISANDRO LEOS - RPLS 3959, LSLs