

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF HAYS

WARRANTY DEED

Date: March 2, 2020

Grantor: DARRELL D. DECKER, not joined by his spouse because the Property is not part of his homestead.

Grantor's Mailing Address:
162 N. Riverside Dr.
Fort Worth, Texas 76111-3910

Grantee: JACOB CAMPBELL

Grantee's Mailing Address:
555 Rebel Road
Box 1510
Kyle, Texas 78640

Consideration:
TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration.

Property (including any improvements):

Being 0.720 of an acre, more or less, out of the Z. HINTON SURVEY, ABSTRACT NO. 219, Town of Kyle, in Hays County, Texas. Said 0.720 of an acre being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

Reservations from Conveyance:
None

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to any and all restrictions, covenants, conditions, reservations, easements, outstanding mineral and royalty interests, if any, affecting the property, premises or improvements conveyed herein and now of record in the office of the County Clerk of Hays County, to the extent, but only to the extent, the same are now in force and effect and relate to said property, premises or improvements, any and all laws, ordinances and governmental regulations now applicable to and enforceable against said property, premises or improvements, and taxes for 2020, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Exceptions to Conveyance and Warranty, grants, sells and conveys to Grantees the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

Darrell D. Decker
DARRELL D. DECKER

THE STATE OF TEXAS

COUNTY OF HAYS

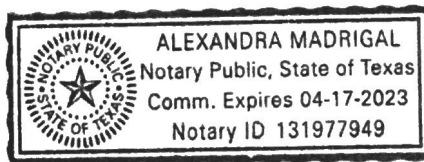
BEFORE ME, the undersigned authority, on this day personally appeared DARRELL D. DECKER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity or capacities therein stated.

march GIVEN UNDER MY HAND AND SEAL OF OFFICE this 2nd day of _____, 2020.

Alexandra Madrigal
Notary Public In And For The State of Texas

PREPARED IN THE OFFICE OF:
Andrew Gary Attorney at Law
P. O. Box 727
San Marcos, TX 78667

AFTER RECORDING RETURN TO:
Jacob Campbell
555 Rebel Road
Box 1510
Kyle, Texas 78640



ATTACHMENT "A"

DESCRIPTION OF 0.720 ACRE, MORE OR LESS, OF LAND AREA IN THE Z. HINTON SURVEY, TOWN OF KYLE, HAYS COUNTY, TEXAS. BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM THE HEIRS OF D.A. YOUNG, ET UX, TO O.S. LANN DATED JUNE 15, 1946 AND RECORDED IN VOLUME 135, PAGE 452 OF THE HAYS COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a point for the west corner of the aforementioned Lann tract, same being the west corner of that tract of land described in a deed from O.S. Lann, et ux, to J.T. Vaden, et ux, dated May 15, 1947 and recorded in Volume 138, Page 243 of the Hays County Deed Records, at the intersection of the southeast line of Sledge Street, and the northeast line of Third Street; THENCE leaving Third Street and the PLACE OF COMMENCEMENT with the common line of the Lann tract, the Vaden tract and Sledge Street $N44^{\circ}53'35''E$ 60.00 feet to an 1/2" iron rod set for the north corner of the Vaden tract; THENCE leaving the Vaden tract and continuing with the common line of the Lann tract and Sledge Street $N44^{\circ}53'35''E$ 135.00 feet to an 1/2" iron rod set for the northerly west corner and PLACE OF BEGINNING of the herein described tract, pass at 67.50 feet an 1/2" iron rod set;

THENCE leaving the PLACE OF BEGINNING as shown on that plat numbered 20970-82-c as prepared during November 1982 for C.R. Freeman by James E. Byrn and Associates of San Marcos, Texas, and continuing with the common line of the Lann tract and Sledge Street $N44^{\circ}53'35''E$ 15.00 feet to an 1/2" iron rod set for the westerly north corner of the herein described tract;

THENCE leaving Sledge Street and entering the Lann tract the following two courses:

1. $S44^{\circ}59'08''E$ 151.10 feet to an 1/2" iron rod set, and
2. $N45^{\circ}11'04''E$ 105.00 feet to an 1/2" iron rod set under the fence for the easterly north corner of the herein described tract, on the southwest line, as fenced and used, of that tract of land described in a deed from O.S. Lann, et ux, to George Whitaker dated August 30, 1946 and recorded in Volume 136, Page 25 of the Hays County Deed Records;

THENCE with the southwest line, as fenced, of said Whitaker tract $S45^{\circ}35'04''E$ 174.99 feet to a fence corner post for the south corner of the Whitaker tract, in the southeast line of the Lann tract, in the northwest line of the 3 acre tract of land described in a deed from the Heirs of D.A. Young, et ux, to Martin Fields, et ux, dated November 19, 1945 and recorded in Volume 134, Page 518 of the Hays County Deed Records, for the east corner of the herein described tract;

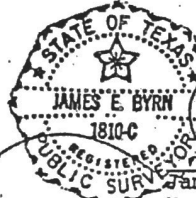
THENCE leaving the Whitaker tract with the common line, as fenced and used, of the Lann tract and the Fields tract $S44^{\circ}57'39''W$ 166.76 feet to an 1/2" iron rod set for the south corner of the herein described tract;

THENCE leaving the Fields tract and crossing the Lann tract the following three courses:

1. $N45^{\circ}00'34''W$ 175.63 feet to an 1/2" iron rod set,
2. $N45^{\circ}11'04''E$ 45.00 feet to an 1/2" iron rod set, and
3. $N44^{\circ}59'08''W$ 151.03 feet to the PLACE OF BEGINNING.

385 851

There are contained within these metes and bounds 0.720 acre, more or less, of land area as described from public records and measurement made on the ground during November 19, 1982 by James E. Byrn and Associates of San Marcos, Texas.



James E. Byrn

James E. Byrn, R.P.S. #1810-c
Hays County Surveyor.

DEC 1 1982

STATE OF TEXAS
COUNTY OF HAYS

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED, in the Volume and Page of the named RECORDS of Hays County, Texas, as stamped hereon by me



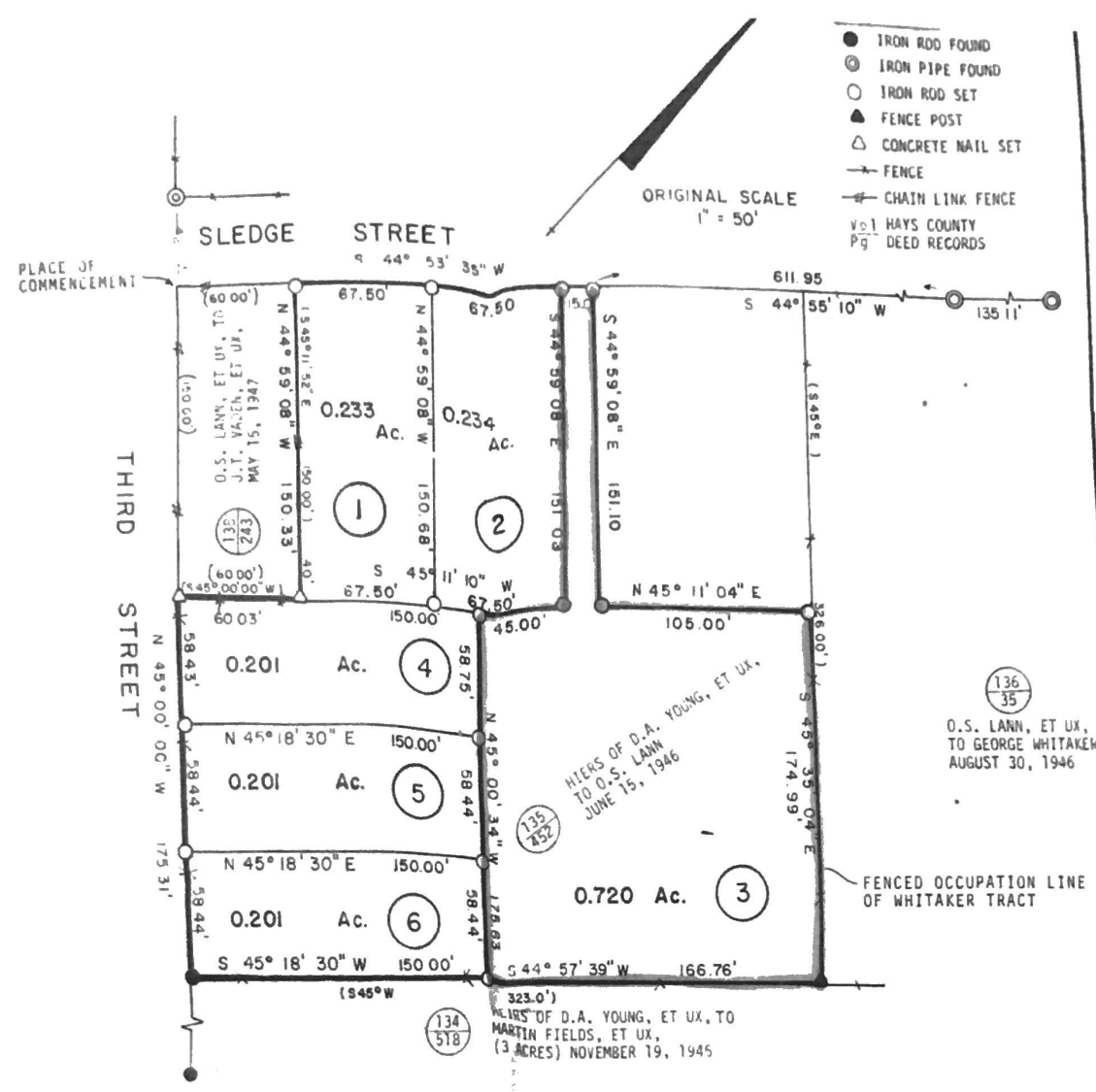
December 27, 1982
Lyell B. Clayton

COUNTY CLERK
HAYS COUNTY, TEXAS

Client: Freeman, C.R.
Date: November 29, 1982
Survey: Z. Hinton
County: Hays, Texas
Job No: 20970-82

TRACT 3

- IRON ROD FOUND
- IRON PIPE FOUND
- IRON ROD SET
- ▲ FENCE POST
- △ CONCRETE NAIL SET
- FENCE
- CHAIN LINK FENCE
- v.c. 1 HAYS COUNTY DEED RECORDS
- Pg



1. FENCES MEANDER.
2. BEARINGS, DISTANCES, AND AREAS IN PARENTHESIS ARE FROM RECORD INFORMATION.

JAMES C. BYRN AND ASSOCIATES
 SURVEYORS • CIVIL ENGINEERS • LAND PLANNERS
 407 SOUTH LBJ DRIVE
 SAN MARCO, TEXAS 78682
 (512) 386-2570

This plat prepared from public records and measurements made on the ground on November 19, 1982 and is correct to the best of my knowledge.

Client: Freeman, C.R.
 Date: November 19, 1982
 Office: Williamson
 Crew: [illegible]
 F.B.
 Plat No.: 20970-82-c

JAMES C. BYRN, R.P.S. #1810-C
 HAYS COUNTY SURVEYOR

PLAT OF 1.791 ACRES IN THE Z. HINTON SURVEY, TOWN OF KYLE, HAYS COUNTY, TEXAS.