



DOUCET

Limestone Creek
Hays County, Texas

7401B Highway 71 West, Suite 160, Austin, TX 78735

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“Exhibit “-----”

D&A Job No. 1691-009

April 19, 2022

**METES AND BOUNDS DESCRIPTION
161.5 ACRE TRACT**

BEING A 161.5 ACRE TRACT OUT OF THE JAMES WILLIAMS SURVEY, ABSTRACT NUMBER 473, HAYS COUNTY, TEXAS, BEING ALL OF A CALLED 179.278 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO MERITAGE HOMES OF TEXAS LLC, RECORDED IN DOCUMENT NUMBER 21036270, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.], SAVE AND EXCEPT A 5.895 ACRE TRACT AND A 11.946 ACRE TRACT IN SAID DEED, AND BEING ALL OF A CALLED 7.87 ACRE TRACT, DESCRIBED TO LASALLE MUNICIPAL UTILITY DISTRICT NO 1, RECORDED IN DOCUMENT NUMBER 21016927, [O.P.R.H.C.T.], SAID 161.5 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found for the northwest corner of said 179.278 acre tract, also on the east right-of-way line of County Road (CR) 145 (Volume 5, Page 205, Plat Records of Hays County, Texas [P.R.H.C.T.]), same being the southwest corner of a called 85.1806 acre tract, described in a deed to Allauddin N. Maredia, and recorded in Document Number 17039745 [O.P.R.H.C.T.];

THENCE, S46°44'17"E, departing the east right-of-way of said C.R. 145 and continuing with the common line of said 179.278 acre and said 85.1806 acre tract, a distance of 4,013.29 feet to a 1/2-inch iron rod found for the northeast corner of said 179.278 acre tract, and the southeast corner of said 85.1806 acre tract, same being on the northwest line of a called 236.1 acre tract, described in a deed to Tack Development, Ltd., recorded in C.F. Number 18007777 [O.P.R.H.C.T.];

THENCE S43°23'05"W, departing the south line of said 85.1806 acre tract and continuing with the common line of said 179.278 acre tract and said 236.1 acre tract, a distance of 1,947.18 feet to a to a 1/2-inch iron rod found for the southeast corner of said 179.278 acre tract, same being the northwest corner of Quail Ridge Subdivision, a subdivision of record in Volume 2, Page 337, [P.R.H.C.T.];

THENCE N46°44'14"W, departing the west line of said 236.1 acre tract and continuing with the common line of said 179.278 acre tract and said Quail Ridge Subdivision, a distance of 2,842.59 feet to a to a 1/2-inch iron rod found at the southeast corner of the said 5.895 acre save and except tract;

THENCE departing north line of said Quail Ridge Subdivision, and continuing over and across said 179.278 acre tract with the east and north lines of the said 5.895 acre save and except tract and the south line of the said 7.87 acre tract, the following eight (8) courses and distances:

- 1) N43°15'48"E, a distance of 195.23 feet to a 1/2-inch iron rod with cap stamped "PAYNE 6064" found and the beginning of a curve to the right,
- 2) with said curve to the right, defined by an arc length of 141.87 feet, a radius of 330.03 feet, a delta angle of 24°37'51", a chord bearing of N09°38'34"W, a chord distance of 140.78 feet to a 1/2-inch iron rod with cap stamped "PAYNE 6064" found,

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**DOUCET**

"Exhibit "-----"

- 3) N02°44'09"E, a distance of 243.78 feet to a 1/2-inch iron rod with cap stamped "PAYNE 6064" found and the beginning of a curve to the left,
- 4) with said curve to the left, defined by an arc length of 31.23 feet, a radius of 20.00 feet, a delta angle of 89°28'43", a chord bearing of N42°12'11"W, a chord distance of 28.16 feet to a 1/2-inch iron rod with cap stamped "PAYNE 6064" found,
- 5) N86°49'32"W, a distance of 280.56 feet to a to a 1/2-inch iron rod with cap stamped "PAYNE 6064" found and the beginning of a curve to the right,
- 6) with said curve to the right, defined by an arc length of 573.03 feet, a radius of 1,040.13 feet, a delta angle of 31°33'55", a chord bearing of N71°23'01"W, a chord distance of 565.81 feet to a 1/2-inch iron rod with cap stamped "PAYNE 6064" found,
- 7) N55°32'03"W, a distance of 126.49 feet to a 1/2-inch iron rod with cap stamped "PAYNE 6064" found, and
- 8) S86°40'31", a distance of 20.47 feet to a 1/2-inch iron rod with cap stamped "PAYNE 6064" found on the west line of said 179.278 acre tract and on the south right-of-way line of said C.R. 145;

THENCE N43°16'02"E, with the east right-of-way line of said C.R. 145, a distance of 106.18 feet to a 1/2-inch iron rod with cap stamped "PAYNE 6064" found on the west line of said 179.278 acre tract, at the southwest corner of the said 11.946 acre save and except tract;

THENCE, departing the east right-of-way of said C.R. 145 and continuing over and across said 179.278 acre tract with the south and east lines of the said 11.946 acre save and except tract, and the north line of the said 7.87 acre tract, the following eight (8) courses and distances:

- 1) S10°17'05"E, a distance of 17.42 feet to a 1/2-inch iron rod with cap stamped "PAYNE 6064" found,
- 2) S55°36'03"E, a distance of 114.06 feet to a 1/2-inch iron rod with cap stamped "PAYNE 6064" found and the beginning of a curve to the left,
- 3) with said curve to the left, defined by an arc length of 529.19 feet, a radius of 960.25 feet, a delta angle of 31°34'31", a chord bearing of S71°23'26"E, a chord distance of 522.51 feet to a 1/2-inch iron rod with cap stamped "PAYNE 6064" found,
- 4) S86°49'32"E, a distance of 279.97 feet to a 1/2-inch iron rod with cap stamped "PAYNE 6064" found and the beginning of a curve to the left,
- 5) with said curve to the left, defined by an arc length of 31.59 feet, a radius of 20.00 feet, a delta angle of 90°29'25", a chord bearing of N47°49'44"W, a distance of 28.41 feet to a 1/2-inch iron rod with cap stamped "PAYNE 6064" found,
- 6) N02°43'44"E, a distance of 419.07 feet to a 1/2-inch iron rod with cap stamped "PAYNE 6064" found, and the beginning of a curve to the right. and

CONTINUED ON NEXT PAGE

“Exhibit “-----”

- 7) with said curve to the right, defined by an arc length of 136.59 feet, a radius of 330.03 feet, a delta angle of 23°42'48”, a chord bearing of N14°32'37”E, a chord distance of 135.62 feet to a 1/2-inch iron rod with cap stamped “PAYNE 6064” found, and
- 8) N47°21'17”W, a distance of 480.50 feet to a 1/2-inch iron rod with cap stamped “PAYNE 6064” found on the west line of said 179.278 acre tract and on the said east right-of-way of C.R. 145;

THENCE N43°16'09”W, with the west line of said 179.278 acre tract and on the said east right-of-way of C.R. 145, a distance of 958.21 feet to the POINT OF BEGINNING and containing approximately 161.5 acres.

Basis of bearings is the Texas Coordinate System, South Central Zone [4204], NAD83 (2011), Epoch 2010, observed using the Leica Smartnet Network. All distances shown are adjusted to surface values using a combined scale factor of 1.000081, units: US survey feet.

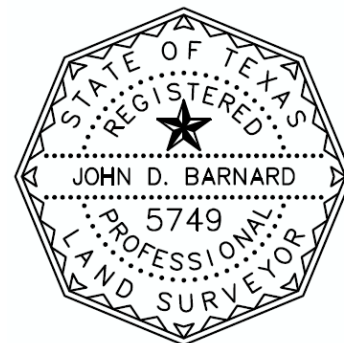
I, John Barnard, Registered Professional Land Surveyor, hereby certify that this description and accompanying exhibit of even date represent an actual survey performed on the ground.



04/19/2022

John Barnard
Registered Professional Land Surveyor
Texas Registration No. 5749
Doucet & Associates
jbarnard@doucetengineers.com
TBPLS Firm No. 10105800

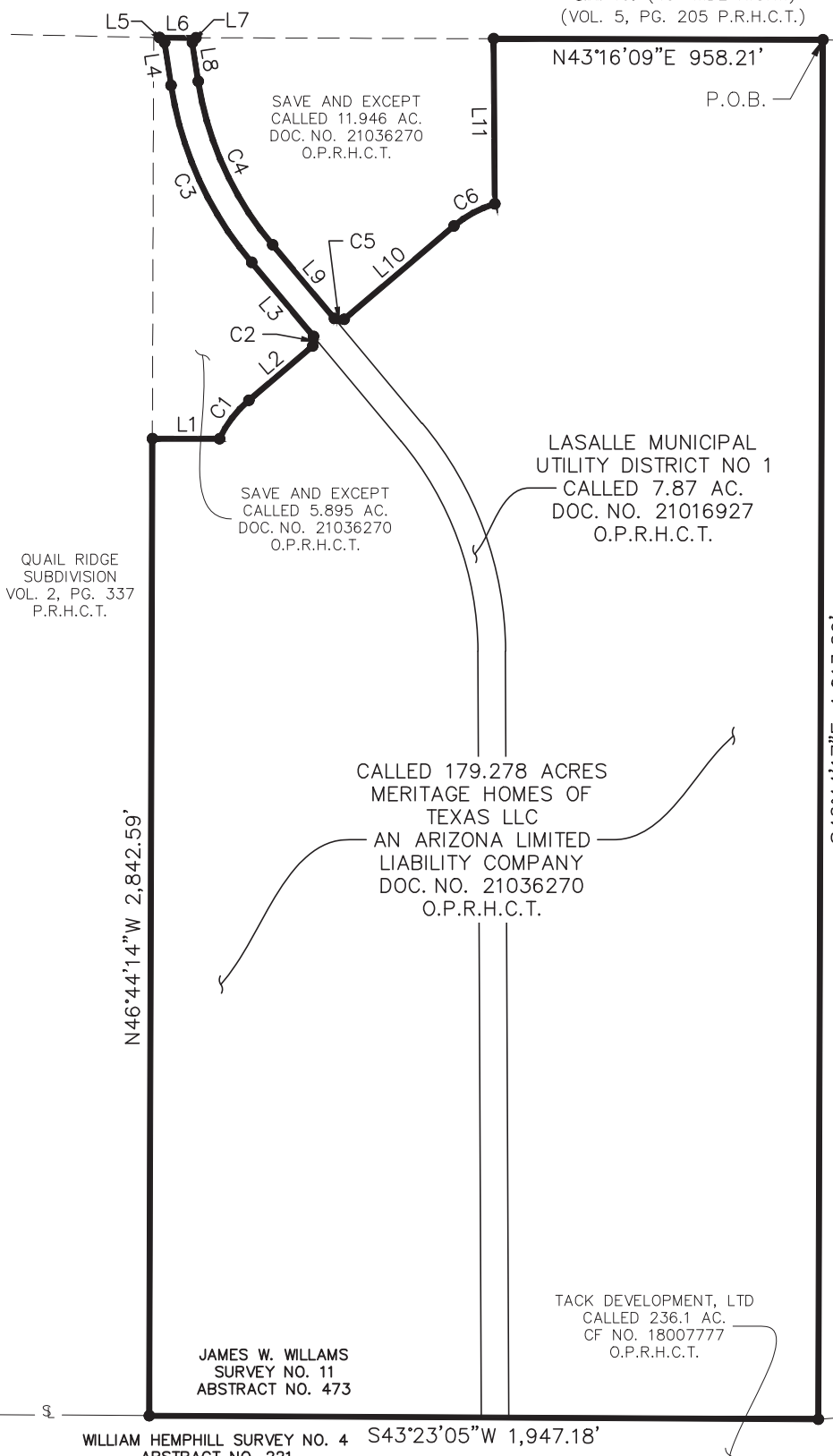
Date



CR. 145 (45' WIDE R.O.W.)
(VOL. 5, PG. 205 P.R.H.C.T.)

LEGEND

	PROPERTY LINE
	EXISTING PROPERTY LINE
	APPROXIMATE SURVEY LINE
	ADJOINER PROPERTY LINE
	1/2" IRON ROD FOUND WITH CAP STAMPED "PAYNE 6064" [UNLESS NOTED]
P.O.B.	POINT OF BEGINNING
DOC. NO.	DOCUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
P.R.H.C.T.	PLAT RECORDS, HAYS COUNTY, TEXAS
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
D.R.H.C.T.	DEED RECORDS, HAYS COUNTY, TEXAS
AC.	ACRES



QUAIL RIDGE SUBDIVISION
VOL. 2, PG. 337
P.R.H.C.T.

SAVE AND EXCEPT
CALLED 11.946 AC.
DOC. NO. 21036270
O.P.R.H.C.T.

SAVE AND EXCEPT
CALLED 5.895 AC.
DOC. NO. 21036270
O.P.R.H.C.T.

LASALLE MUNICIPAL
UTILITY DISTRICT NO 1
CALLED 7.87 AC.
DOC. NO. 21016927
O.P.R.H.C.T.

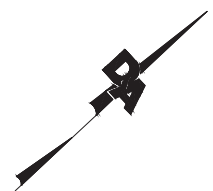
CALLLED 179.278 ACRES
MERITAGE HOMES OF
TEXAS LLC
AN ARIZONA LIMITED
LIABILITY COMPANY
DOC. NO. 21036270
O.P.R.H.C.T.

TACK DEVELOPMENT, LTD
CALLED 236.1 AC.
CF NO. 18007777
O.P.R.H.C.T.

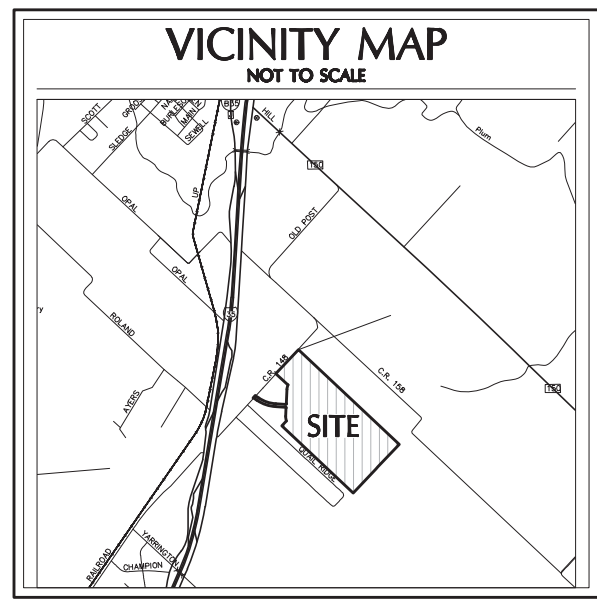
JAMES W. WILLIAMS
SURVEY NO. 11
ABSTRACT NO. 473

WILLIAM HEMPHILL SURVEY NO. 4 S43°23'05"W 1,947.18'
ABSTRACT NO. 221

ALLAUDDIN N. MAREDIS
CALLED 85.1806
DOC. NO. 17039745
O.P.R.H.C.T.



GRAPHIC SCALE: 1" = 500'



LIMESTONE CREEK
161.5 ACRE
PROPERTY
EXHIBIT
HAYS COUNTY, TEXAS



DOUCET

Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W, Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPE Firm Number: 3937
TBPELS Firm Number: 10105800

Date:	04/19/2022
Scale:	1" = 500'
Drawn by:	SWP
Reviewer:	JB
Project:	1691-009
Sheet:	4 OF 5
Field Book:	N/A
Party Chief:	ADM
Survey Date:	09/28/21

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N43°15'48"E	195.23'
L2	N02°44'09"E	243.78'
L3	N86°49'32"W	280.56'
L4	N55°36'03"W	126.49'
L5	S86°40'31"W	20.47'
L6	N43°16'02"E	106.18'
L7	S10°17'05"E	17.42'
L8	S55°36'03"E	114.06'
L9	S86°49'32"E	279.97'
L10	N02°43'44"E	419.07'
L11	N47°21'17"W	480.50'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	141.87'	330.03'	24°37'51"	N09°38'34"W	140.78'
C2	31.23'	20.00'	89°28'43"	N42°12'11"W	28.16'
C3	573.03'	1,040.13'	31°33'55"	N71°23'01"W	565.81'
C4	529.19'	960.25'	31°34'31"	S71°23'26"E	522.51'
C5	31.59'	20.00'	90°29'25"	N47°49'44"E	28.41'
C6	136.59'	330.03'	23°42'48"	N14°32'37"E	135.62'

CONTROL NOTE:

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT (EPOCH 2010). ALL COORDINATE VALUES AND DISTANCES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY USING THE SURFACE ADJUSTMENT FACTOR OF 0.9999190065604686.
 UNITS: US SURVEY FEET.


I, JOHN BARNARD, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTION OF EVEN DATE REPRESENT AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.

 04/19/2022

JOHN BARNARD _____ DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 5749
 DOUCET & ASSOCIATES
 JBARNARD@DOUCETENGINEERS.COM



LIMESTONE CREEK
 161.5 ACRE
 PROPERTY
 EXHIBIT
 HAYS COUNTY, TEXAS



DOUCET
 Civil Engineering // Entitlements // Geospatial
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 TBPE Firm Number: 3937
 TBPELS Firm Number: 10105800

Date: 04/19/2022
Scale: 1" = 500'
Drawn by: SWP
Reviewer: JB
Project: 1691-009
Sheet: 5 OF 5
Field Book: N/A
Party Chief: ADM
Survey Date: 09/28/21

A DESCRIPTION OF 11.946 ACRES IN THE JAMES W. WILLIAMS SURVEY NO. 11, ABSTRACT 473, HAYS COUNTY, TEXAS, BEING OUT OF A CALLED 134 1/2 ACRE TRACT OF LAND CONVEYED TO JOHN H. SPOONER, IN VOLUME 2940, PAGE 806 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY TEXAS (OPRHCT); SAID 11.946 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found at the west corner of said 134 1/2 acre tract, same being the north corner of Lot 86, Quail Ridge Subdivision, recorded in Volume 2, Page 337 of the Plat Records of Hays County, Texas (OPRHCT), also being in the southeast right-of-way-line of E Post Road (right-of-way width varies);

THENCE, with the northwest line of said 134 1/2 acre tract, same being the southeast right-of-way line of E Post Road, **N43°16'11"E**, at a distance of **122.88** feet to a 1/2-inch iron rod with "PAYNE 6064" cap set in the northwest line of said 134 1/2 acre tract, the same being in the southeast right-of-way line of said E Post Road and in the north right-of-way line of a 7.87 acre tract (80' wide road) conveyed to LaSalle Municipal Utility District No. 1 in Document No. 21016927 ORHCT, being the **POINT OF BEGINNING** hereof;

THENCE, leaving the 7.87 acre right-of-way tract, continuing with the northwest line of said 134 1/2 acre tract, same being the southeast right-of-way line of E Post Road, **N43°16'11"E**, at a distance of **865.89** feet to a 1/2-inch iron rod with "PAYNE 6064" cap set in the northwest line of said 134 1/2 acre tract, the same being the southeast right-of-way line of said E Post Road from which a calculated point at the north corner of said 134 1/2 acre tract bears **N43°16'11"E** a distance of 471.57 feet;

THENCE, leaving E Post Road and across said 134 1/2 acre tract the following four (4) courses and distances:

- 1) **S47°21'20"E**, a distance of **480.45** feet to a 1/2-inch iron rod with "PAYNE 6064" cap set,
- 2) with a curve to the left, having a radius of 330.00 feet, a delta angle of 23°38'24", an arc length of 136.16 feet, and a chord which bears **S14°33'37"W**, a distance of **135.19** feet to a 1/2-inch iron rod with "PAYNE 6064" cap set,
- 3) **S02°44'25"W**, a distance of **419.43** feet to a 1/2-inch iron rod with "PAYNE 6064" cap set, and,
- 4) with a curve to the right, having a radius of 20.00 feet, a delta angle of 90°26'03", an arc length of 31.57 feet, and a chord which bears **S47°57'26"W**, a distance of **28.39** feet to a 1/2-inch iron rod with "PAYNE 6064" cap set in the north right-of-way line of the previously mentioned 7.87 acre roadway conveyed in Document Number 21016927, ORHCT ;

THENCE, across said 134 1/2 acre tract and with said north right-of-way of the 7.87 acre roadway tract the following four (4) courses and distances:

- 1) **N86°49'32"W**, a distance of **279.81** feet to a 1/2-inch iron rod with "PAYNE 6064" cap set,
- 2) with a curve to the right, having a radius of 960.25 feet, a delta angle of 31°34'30", an arc length of 529.18 feet, and a chord which bears **N71°23'26"W**, a distance of **522.51** feet to a 1/2-inch iron rod with "PAYNE 6064" cap set,
- 3) **N55°36'03"W**, a distance of **114.06** feet to a 1/2-inch iron rod with "PAYNE 6064" cap set, and,

4) **N10°17'05"W**, a distance of **17.41** feet to the **POINT OF BEGINNING** hereof, and containing 11.946 acres, more or less.

Surveyed on the ground May 20, 2021. Bearing Basis: Grid North on The Texas Coordinate System of 1983 (NAD83), South Central Zone, based on GPS solutions. Attachments: drawing 1960-001-PLAT EXCEPTION-NORTH

6/5/21

Phillip C. Payne, RPLS
State of Texas #6064



NOTES

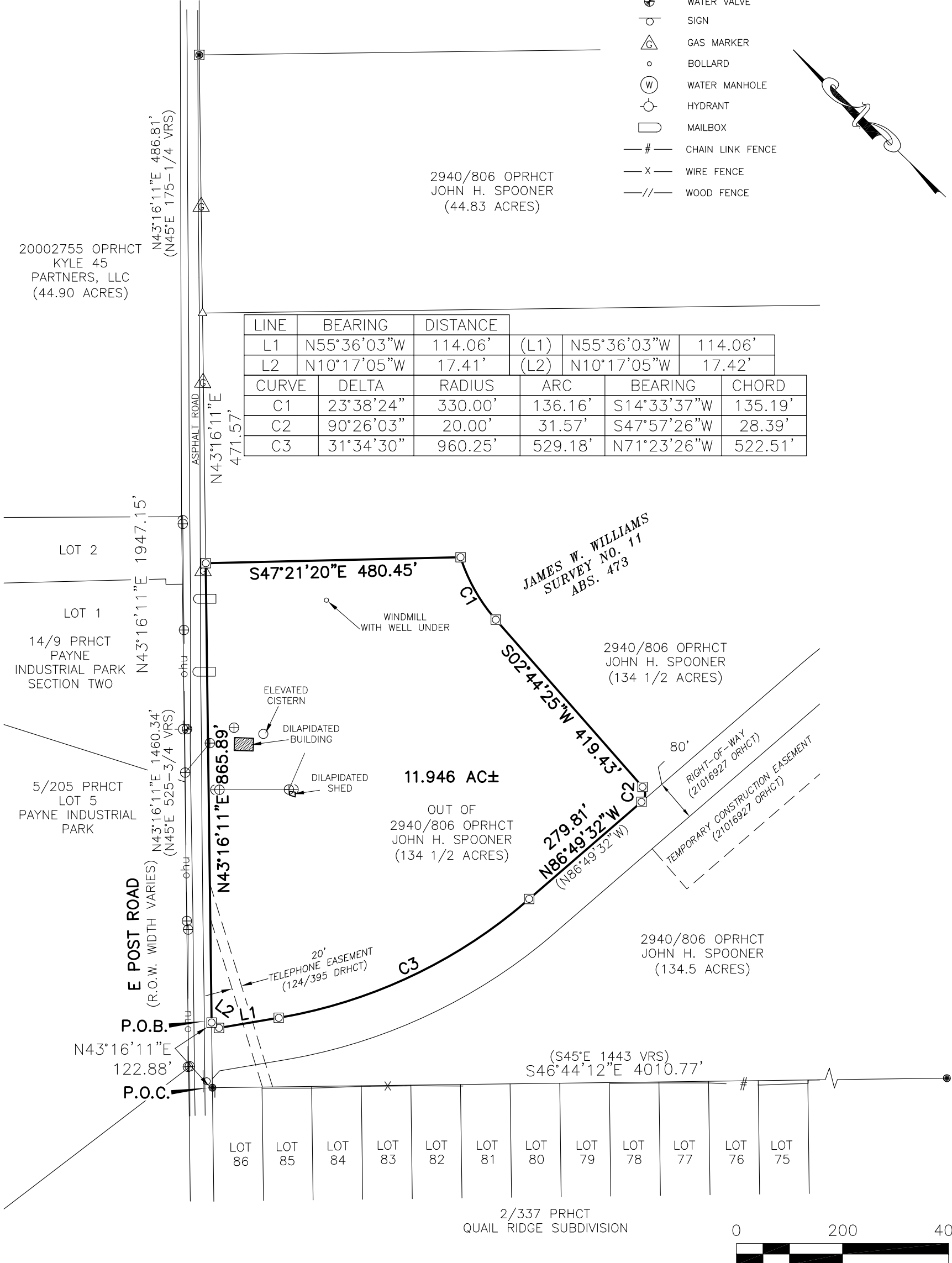
- FENCES MEANDER.
- BEARINGS, DISTANCES AND AREAS IN PARENTHESIS ARE FROM RECORD INFORMATION.
- ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48290C0405F, DATED SEPTEMBER 2, 2005, THIS TRACT DOES NOT LIE WITHIN ZONE A OR ZONE AE.
- ATTACHMENTS: METES AND BOUNDS DESCRIPTION 1960-001-11.946 ACRE TRACT
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.

CONTROL/BEARING BASIS INFORMATION

BEARING BASIS: GRID NORTH ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE, BASED ON GPS SOLUTIONS.

LEGEND

- OPRHCT OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- PRTCT PLAT RECORDS OF HAYS COUNTY, TEXAS
- DRTCT DEED RECORDS OF HAYS COUNTY, TEXAS
- VRS VARAS
- 1/2" IRON ROD FOUND WITH A PLASTIC CAP STAMPED "RPLS 4046" OR OTHERWISE NOTED
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- CALCULATED POINT
- 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED "PAYNE 6064"
- ohu-⊕ UTILITY POLE, OVERHEAD UTILITY LINE, GUY
- ⊕ WATER VALVE
- SIGN
- △ GAS MARKER
- BOLLARD
- ⊙ WATER MANHOLE
- HYDRANT
- MAILBOX
- #— CHAIN LINK FENCE
- x— WIRE FENCE
- //— WOOD FENCE



ADDRESS:
6605 E. POST
ROAD KYLE, TX 78640
JOB NUMBER: 1960-001-
PLAT EXCEPTION NORTH
CLIENT: SANDERA LAND CO.
DATE: 6/5/2021
FIELD CREW: DV/BJ/ZB/LB
OFFICE: RM/LB/ED/PP
FB/PG: 9/16 AND BV22/22

A BOUNDARY SURVEY WITH IMPROVEMENTS OF 11.946 ACRES, IN THE JAMES W. WILLIAMS SURVEY NO. 11, ABSTRACT 473, HAYS COUNTY, TEXAS, BEING PART OF A CALLED 134 1/2 ACRE TRACT OF LAND CONVEYED TO JOHN H. SPOONER, IN VOLUME 2940, PAGE 806 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE: THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON MAY 20, 2021; THAT ALL CORNERS ARE MONUMENTED AS SHOWN HEREON; AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN OR NOTED HEREON.

6/5/2021
PHILLIP C. PAYNE, R.P.L.S. NO. 6064
FIRM NO. 10194453

CITY OF KYLE,
HAYS COUNTY, TEXAS

302 W. Hopkins, Ste. 1A, San Marcos, TX 78666
(512) 663-0004 www.payne-llc.com

NOTES

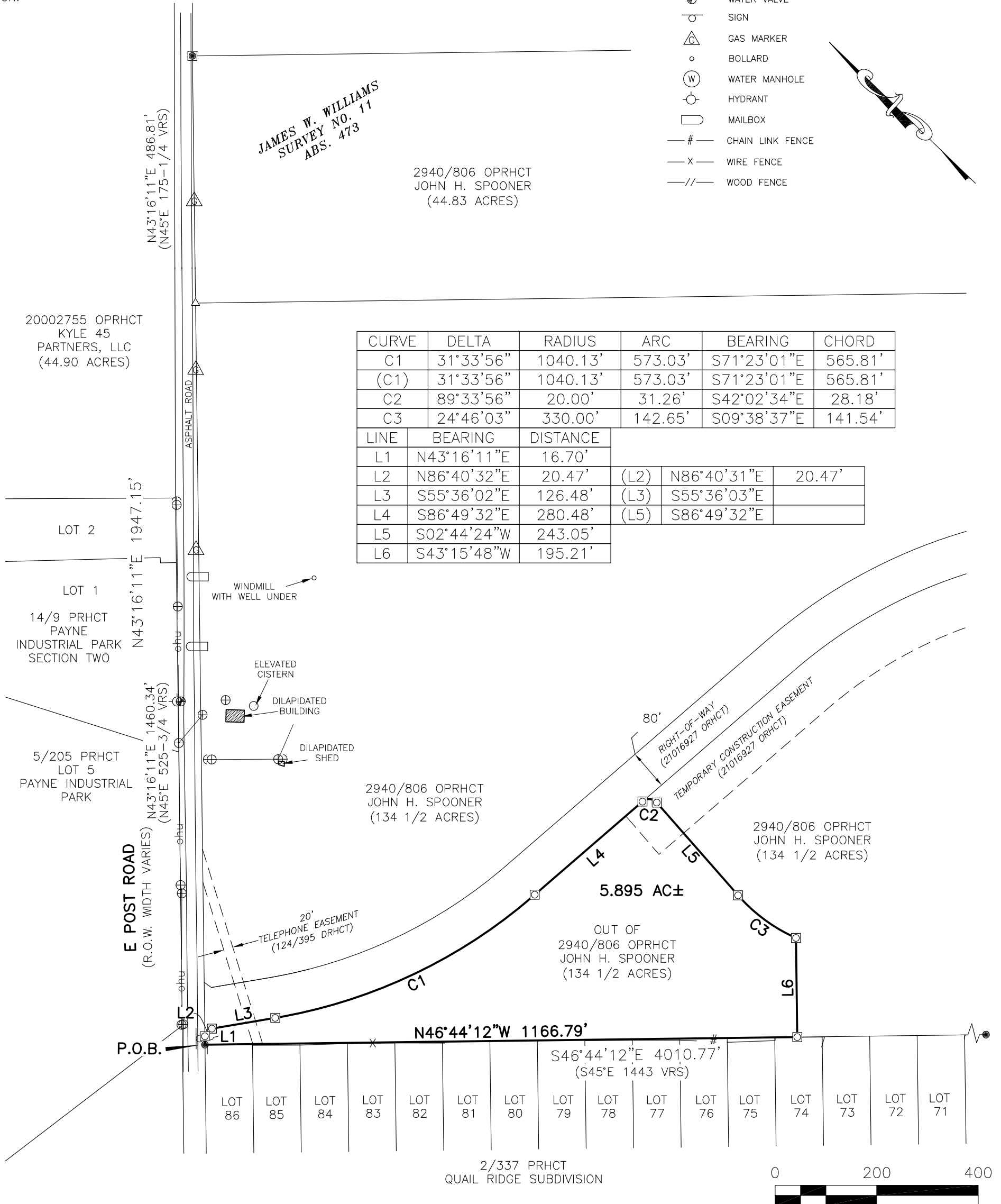
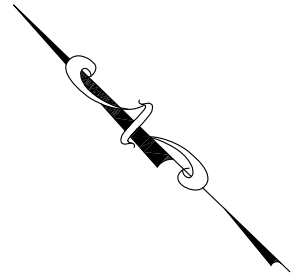
- FENCES MEANDER.
- BEARINGS, DISTANCES AND AREAS IN PARENTHESIS ARE FROM RECORD INFORMATION.
- ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48290C0405F, DATED SEPTEMBER 2, 2005, THIS TRACT DOES NOT LIE WITHIN ZONE A OR ZONE AE.
- ATTACHMENTS: METES AND BOUNDS DESCRIPTION 1960-001-5.895 ACRE TRACT
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.

CONTROL/BEARING BASIS INFORMATION

BEARING BASIS: GRID NORTH ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE, BASED ON GPS SOLUTIONS.

LEGEND

- OPRHCT OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- PRTCT PLAT RECORDS OF HAYS COUNTY, TEXAS
- DRTCT DEED RECORDS OF HAYS COUNTY, TEXAS
- VRS VARAS
- 1/2" IRON ROD FOUND WITH A PLASTIC CAP STAMPED "RPLS 4046" OR OTHERWISE NOTED
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- CALCULATED POINT
- 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED "PAYNE 6064"
- ohu ⊕ → UTILITY POLE, OVERHEAD UTILITY LINE, GUY
- ⊕ WATER VALVE
- SIGN
- △ GAS MARKER
- BOLLARD
- ⊙ W WATER MANHOLE
- HYDRANT
- MAILBOX
- #— CHAIN LINK FENCE
- X— WIRE FENCE
- //— WOOD FENCE



CURVE	DELTA	RADIUS	ARC	BEARING	CHORD
C1	31°33'56"	1040.13'	573.03'	S71°23'01"E	565.81'
(C1)	31°33'56"	1040.13'	573.03'	S71°23'01"E	565.81'
C2	89°33'56"	20.00'	31.26'	S42°02'34"E	28.18'
C3	24°46'03"	330.00'	142.65'	S09°38'37"E	141.54'

LINE	BEARING	DISTANCE
L1	N43°16'11"E	16.70'
L2	N86°40'32"E	20.47'
L3	S55°36'02"E	126.48'
L4	S86°49'32"E	280.48'
L5	S02°44'24"W	243.05'
L6	S43°15'48"W	195.21'

ADDRESS:
6605 E. POST
ROAD KYLE, TX 78640
JOB NUMBER: 1960-001-
PLAT EXCEPTION NORTH
CLIENT: SANDERA LAND CO.
DATE: 6/10/2021
FIELD CREW: DV/BJ/ZB/LB
OFFICE: RM/LB/ED/PP
FB/PG: 9/16 AND BV22/22

A BOUNDARY SURVEY
WITH IMPROVEMENTS
OF 5.895 ACRES, IN THE
JAMES W. WILLIAMS SURVEY
NO. 11, ABSTRACT 473,
HAYS COUNTY, TEXAS, BEING PART
OF A CALLED 134 1/2 ACRE TRACT
OF LAND CONVEYED TO
JOHN H. SPOONER,
IN VOLUME 2940, PAGE 806
OF THE OFFICIAL PUBLIC RECORDS
OF HAYS COUNTY, TEXAS



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE:
THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO
AN ACTUAL SURVEY MADE ON THE GROUND ON MAY
20, 2021; THAT ALL CORNERS ARE MONUMENTED AS
SHOWN HEREON; AND THAT THERE ARE NO VISIBLE
ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS,
EXCEPT AS SHOWN OR NOTED HEREON.

CITY OF KYLE,
HAYS COUNTY, TEXAS

PAYNE
INDUSTRIES

302 W. Hopkins, Ste. 1A, San Marcos, TX 78666
(512) 663-0004 www.payne-llc.com

6/10/2021
PHILLIP C. PAYNE, R.P.L.S. NO. 6064
FIRM NO. 10194453