

SURVEY OF:
A 8.371 (CALLED 8.374) ACRE TRACT OUT OF WILLIAM P CORBEN SURVEY NO. 7, ABSTRACT NO. 81, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT CALLED 121.66 ACRES IN A DEED TO WALKER LYING IN HAYS AND TRAVIS COUNTY, TEXAS, DESCRIBED IN VOLUME 212, PAGE 95 OF THE HAYS COUNTY DEED RECORDS AND VOLUME 3126, PAGE 2091 OF THE TRAVIS COUNTY DEED RECORDS, AND BEING A PORTION OF THAT TRACT CONVEYED TO TAUPRIME, LLC, OF RECORD IN VOLUME 2507, PAGE 762, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND DOCUMENT NO. 2004132488, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT CONVEYED TO RONALD I. OSEGUEDA, RECORDED IN DOC. NO. 17023609, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

JUAN ZAVALA, SR. AND AURORA ZAVALA
CALLED 10.001 ACRES TRACT
(DOC. NO. 17017964)

S 62°13'13" E 1263.54' (F.M.)
S 59°45'04" E 1263.84' (DEED)

150' CITY OF AUSTIN
TRANSMISSION LINE ESMT.
(VOL. 973, PG. 293, HAYS COUNTY)
(VOL. 11872, PG. 197, TRAVIS COUNTY)

30' PROPOSED PERMANENT
PG & E PIPE LINE ESMT.
(VOL. 1731, PG. 668)

VACANT LOT
CALLED 8.374 ACRES TRACT
(DOC. NO. 17023609)

364644 SQ. FT.
8.371 ACRES

JUVENAL CAMPOS, JR. AND DOLORES CAMPOS
CALLED 5.00 ACRES TRACT
(DOC. NO. 20053494)

JUVENAL CAMPOS, JR. AND DOLORES CRUZ
CALLED 5.00 ACRES TRACT
(DOC. NO. 20015632)

GILBERT J. DELGADO & TAMMY DELGADO
CALLED 2.50 ACRES TRACT
(DOC. NO. 17007336)

Legal Description of the Land:
ALL THAT CERTAIN 8.374 ACRE PARCEL OR TRACT OF LAND IN THE WILLIAM P. CORBEN SURVEY, ABSTRACT No. 81 IN HAYS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT CALLED 121.66 ACRES IN A DEED TO WALKER LYING IN HAYS AND TRAVIS COUNTY, TEXAS, DESCRIBED IN VOLUME 212, PAGE 95 OF THE HAYS COUNTY DEED RECORDS AND VOLUME 3126, PAGE 2091 OF THE TRAVIS COUNTY DEED RECORDS, AND BEING A PORTION OF THAT TRACT CONVEYED TO TAUPRIME, LLC, OF RECORD IN VOLUME 2507, PAGE 762 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND DOCUMENT No. 2004132488 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

I, JOSE ANTONIO TREVINO, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to INDEPENDENCE TITLE COMPANY and ---

that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

Borrower/Owner: MILES STONE
Address: 17305 S. TURNERSVILLE RD., KYLE, TX 78640 GF No. 2148767-BUD

Legal Description of the Land:
SEE ABOVE.....

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:
VOLUME 2507, PAGE 778, OFFICIAL RECORDS, HAYS COUNTY, TEXAS
DOCUMENT NO. 2004132490, OFFICIAL RECORDS, HAYS COUNTY, TEXAS
VOLUME 11872, PAGE 197, REAL PROPERTY, TRAVIS COUNTY, TEXAS
VOLUME 973, PAGE 293, OFFICIAL RECORDS, HAYS COUNTY, TEXAS
VOLUME 1731, PAGE 668, OFFICIAL RECORDS, HAYS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



P.O. BOX 160369
SAN ANTONIO, TEXAS 78280

PHONE: (210) 572 - 1995

WEB: WWW.AMERISURVEYORS.COM

FINAL "BOUNDARY" SURVEY

JOB NO.:	2107081686	NO.	REVISION	DATE
DATE:	08/10/21			
DRAWN BY:	MN/AMV/IM			
APPROVED BY:	JAT			



JOSE ANTONIO TREVINO, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 5552

NICOLAS GUARDADO VILLEGAS NICOLAS
VILLEGAS & LIDIA VILLEGAS
CALLED 10.071 ACRES TRACT
(DOC. NO. 20031872)

10' PROPOSED PERMANENT
PG & E PIPE LINE ESMT.
(VOL. 1731, PG. 668)

SOUTH TURNERSVILLE RD.
(R.O.W. - PER DEED)
(F.M. 212)

N 02°08'22" E 1001.190' (DEED)
W 362.21' (F.M.)

P.O.B.
EDGE OF PYMT.
521.60' (521.64')

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- CHAINLINK FENCE
- OVERHEAD ELECTRIC
- FOUND IRON ROD
- GAS MARKER
- (DEED) RECORDED ON DEED
- (F.M.) FIELD MEASURED

SURVEYOR'S NOTE(S):
BASIS OF BEARING, TEXAS CENTRAL NAD 83.

THE SUBJECT LOT MAY BE SUBJECT TO THE EASEMENT(S) RIGHTS RECORDED IN VOLUME 95, PAGE 165, VOLUME 412, PAGE 413, VOLUME 515, PAGE 324, VOLUME 6151, PAGE 905, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID DOCUMENT(S) CONTAINS INSUFFICIENT INFORMATION TO DETERMINE THE RELATIONSHIP TO THIS LOT.

At date of this survey, the property is in FEMA designated 100 Year ZONE X as verified by FEMA map Panel No: 48209C 0285 E effective date of SEPTEMBER 02, 2005. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of Improvements shown.

X
X

GRAPHIC SCALE

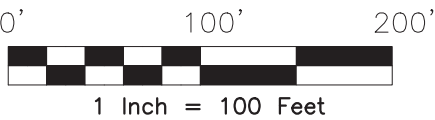


EXHIBIT "A"
METES & BOUNDS DESCRIPTION

BEING A 8.371 (CALLED 8.374) ACRE TRACT OUT OF WILLIAM P CORBEN SURVEY NO. 7, ABSTRACT NO. 81, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT CALLED 121.66 ACRES IN A DEED TO WALKER LYING IN HAYS AND TRAVIS COUNTY, TEXAS, DESCRIBED IN VOLUME 212, PAGE 95 OF THE HAYS COUNTY DEED RECORDS AND VOLUME 3126, PAGE 2091 OF THE TRAVIS COUNTY DEED RECORDS, AND BEING A PORTION OF THAT TRACT CONVEYED TO TAUPRIME, LLC, OF RECORD IN VOLUME 2507, PAGE 762, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND DOCUMENT NO. 2004132488, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT CONVEYED TO RONALD I. OSEGUEDA, RECORDED IN DOC. NO. 17023609, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, at a ½" found iron rod, a point in the easterly Right-of-Way line of South Turnersville Rd. (F.M. 212, R.O.W.), the north corner of a called 5.00-acre tract conveyed to Juvenal Campos, JR. and Dolores Campos, recorded in Doc. No. 20053494, Official Public Records of Hays County, Texas, the west corner of herein described tract and the **POINT OF BEGINNING**;

THENCE, N 02°08'22" W, a distance of 362.21 feet (N 00°19'02" E, 362.41 feet), with the said easterly Right-of-Way line of South Turnersville Rd., a point in the said easterly Right-of-Way line of South Turnersville Rd., the southwest corner of a called 10.001-acre tract conveyed to Juan Zavala, SR. and Aurora Zavala, recorded in Doc. No. 17017964, Official Public Records of Hays County, Texas, the north corner of the herein described tract;

THENCE, S 62°13'13" E, a distance of 1263.54 feet (S 59°45'04" E, 1263.84 feet), with the common line of said 10.001-acre tract and the herein described tract, to a ½" found iron rod, the southeast corner of said 10.001-acre tract, a point in the northwesterly line of a tract conveyed to Heep Ranch Properties LTD of the Official Public Records of Travis County, Texas in DOC. NO. 2001201532, the east corner of the herein described tract;

THENCE, S 27°01'45" W, a distance of 306.03 feet (S 29°30'13" W, 305.96 feet), with the common line of said northwesterly line of a tract conveyed to Heep Ranch Properties LTD of the Official Public Records of Travis County, Texas in DOC. NO. 2001201532 and the herein described tract, to ½" found iron rod, a point in the said northwesterly line of a tract conveyed to Heep Ranch Properties LTD of the Official Public Records of Travis County, Texas in DOC. NO. 2001201532), the east corner of said 5.00-acre tract, the south corner of the herein described tract;

THENCE, N 62°38'18" W, a distance of 1086.92 feet (N 60°10'47" W, 1087.02 feet), with the common line of said 5.00-acre tract and the herein described tract, to the **POINT OF BEGINNING**, containing 8.371 acres more or less.

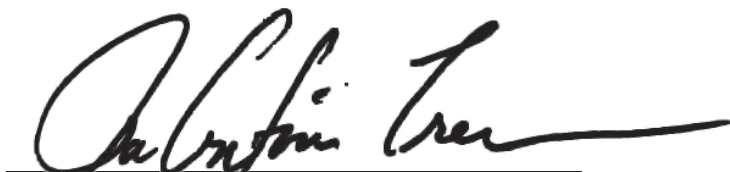
Basis of Bearing: Texas Central NAD 83
All set ½" iron rods capped with "Amerisurveyors" cap.

STATE OF TEXAS §

August 23, 2021

COUNTY OF BEXAR §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.



Jose Antonio Trevino,
Registered Professional Land Surveyor
Registration No. 5552

